



Newsletter

OCTOBER 2018

CIVIC TRUST AWARDS 2018



Supreme Award - Midland Building 176 Oxford Tce

As the inner city begins to heal and new buildings rise to dominate the skyline those of heritage character are now in the minority. It has always been an easier option for the owners of older buildings to cut their losses and demolish, but fortunately there are exceptions, and the awards this year recognize some of these. The most notable is the Midland Building, the recipient of the 2018 Supreme Award. The retention of this building is especially significant not only for the streetscape of Oxford Tce but as a critical link with other surviving heritage buildings on the opposite side of the Avon River including Harley Chambers, Canterbury Club and Worcester Chambers.

This year the Trust received 17 nominations from which 5 awards, including 1 supreme award and 3 commendations within the four categories, are being presented.

The 2018 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.

COMMENDATION

Taiora: QEII Recreation and Sport Centre

Citation: *The Christchurch Civic Trust commends the design and functionality of the building and the contribution to the reinstatement of a major new recreational facility for Christchurch.*



Taiora:QEII Recreation and Sport Centre

The distinctive purpose built venue for the Commonwealth Games in 1974 was destroyed by the 2011 earthquake.

The original, rather flamboyant, sports complex was designed by lead consultant engineer Bill Lovell Smith with Peter Beaven as architect.

The siting for this large, impressive venue was to offer unique multi- faceted sporting facilities in the previously neglected eastern suburbs.

The new Taiora:QEII Recreation and Sport Centre was designed and constructed by Apollo Projects. It is much more modest than the former Games' venue as the focus is now on the proposed Sports' Hub. The structure includes a distinctive quite sculptural bold blue external

hydro slide which conveys some reference to the former venue.

Post- earthquake, the eastern suburbs of the city has been bereft of any such recreational facilities so there is no surprise that this re-build has been enthusiastically welcomed.

The Taiora Recreation and Sport Centre offers an exciting range of activities. The swimming pools are especially significant in design in that stainless steel has been utilised in construction technology which is far more effective against earthquake destruction than the former concrete pool material and can be adjusted with a moveable pool floor.

Presentation of the
Civic Trust
AWARDS 2018

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

Tuesday 09 October

Commencing at 5.30pm

Category B

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

SUPREME AWARD

Midland Building 176 Oxford Tce

Citation: *The Christchurch Civic Trust recognizes the initiative and enterprise in retaining and adapting a building of heritage character for hospitality and commercial use, and the contribution made to the revitalisation of the inner city.*

The Midland Club building has been restored to an exceptionally high standard by Rob Farrell and his fellow directors of Club Lane Ltd, after years of deterioration following the 2011 earthquakes.

The building was originally designed by John Goddard Collins of the architectural firm



Interior staircase Midland Building

Collins and West for the Midland Gentlemen's Club. It was built mostly in ferro-concrete in a modernist pseudo-Renaissance style and completed in July 1934. Its design reflects the tradition established for gentlemen's clubs in England during the early nineteenth century. A distinctive design feature of its façade is double

storey bay windows that project out over the rusticated walls of the ground floor.

The Midland Club began life in 1880 as Tattersall's Club. In the late nineteenth century the club changed its name several times. First in 1891 to the Union Club then in 1896 to the Commercial Club and in 1901 to the Federal Club. The name changed again to become the Midland Club when the move was made to 176 Oxford Tce in 1934. With a decline in membership occurring in the 1980s it was decided to close the Midland Club and in 1991 the premises were sold. The building was then refurbished for commercial and residential use and housed Caffé Roma until the earthquakes of 2010/11.

In their restoration the new owners have carefully retained as much of the original decor as possible. Notable are the lift, staircase, fireplaces, leadlight windows and distinctive wood panelling.

AWARD

Christchurch Home & Family Society

Building 319 St Asaph St

Citation: *The Christchurch Civic Trust recognises the initiative in retaining and restoring a group of buildings of significant heritage character, and their adaptation for community health use.*

In 2014 the Home & Family Society, formerly The Society for the Protection of Women and Children, active in Christchurch for 120 years, purchased the convent buildings of The Community of the Sacred Name on the corner of Barbadoes and St Asaph Streets to replace premises lost in the 2010/11 earthquakes. The excellent restoration and refurbishment of these buildings completed by Simon Construction in mid 2017 has provided Home & Family with a new community centre as a base for their head office and parenting and family counselling services.

The former Convent comprising Category One heritage buildings and a chapel were designed respectively by Benjamin Woolfield Mountfort and his son Cyril Mountfort, and built between 1895 and 1900, for the Anglican sisters of the Community of the Sacred Name. A large, three storey, brick neo-gothic building, designed by architect John Goddard Collins of the firm Collins and Harman, was added to the site in 1911 but demolished following the earthquakes. In 1992 a further single storey building, comprising a retreat house designed by architect Don Donnithorne, was built facing Tuam St and this has survived in the complex.



Home and Family Building

The Community of the Sacred Name, a religious order set up to care for the poor and needy, was founded by Anglican Sister Edith Mellish. In 1893 Sybilla Maude (Nurse Maude) trained with the order, and in 1901 the convent became the first base for her district nursing practice in Christchurch. The preservation of this important group of buildings is an example of how successful the adaptation of heritage to a new purpose can be.

AWARD

28 Dublin St Lyttelton

Citation: *The Christchurch Civic Trust recognises the initiative in restoring a house of important heritage character and the contribution it makes to the heritage value of Lyttelton.*



28 Dublin St Lyttelton

The owners of 28 Dublin St Lyttelton, Shaun and Kerryn Weatherall, have spent many months restoring their large Victorian residence as closely to its original fabric as possible, while also making practical concessions to modern living. The house is sited on part of what was sold in 1851 as Lyttelton Town Section 49. Originally the land was owned from 1851 – 1863 by Rear Admiral Joseph Denman (1810 - 1874). A member of the committee of the Colonial Emigration Society Denman, as an absentee owner, did not build on the land and in 1863 sold it on to James Stout, a carpenter. Stout subdivided the site into six sections. The following year the property was put up for sale and sold to William Lock, a baker, and Thomas Wilson, a blacksmith, who respectively built cottages on the site. These remained until 1881 when the next owner William Illingworth added another cottage at the rear of the property and in 1883 replaced two on the street frontage with a new two storey purpose built boarding house for single men. By 1914 the former matron of the Lyttelton Sailors' Home, Amelia Stevens, had taken over the boarding house after she was divorced by her husband and the

following year she married Charles Herbert Dobson who had been cited in the divorce. Amelia Dobson ran the boarding house for the next 37 years and was perhaps the longest occupier. In 1951, the house was converted to several self-contained bed sitting rooms by the then owner Peter Hill. By the early 1990s the property had become a single private residence and has remained so since. Although the house at 28 Dublin St is a simple structure it retains many of its original features, both internally and externally, even though damage from the 2011 earthquakes threatened the survival of these.

AWARD

Wood's Mill Building

14 Wise St Addington

Citation: *The Christchurch Civic Trust recognises both the initiative and enterprise in restoring and adapting a building of important heritage character for varied use, and the contribution it makes to the revitalisation of the Addington Community.*

This former Wood's flour mill building conveys a concrete reflection of our city's historic industrial past. The original 19th century structure reflects an earlier productive Canterbury wheat tradition. We can observe the rail connection which brought in the grain which was then stored in the building's huge silos. The utilisation of coal fired energy to mill the wheat provided the product that was transported by train for export from Lyttelton.

The original four storey building was designed by J C Maddison and built, 1890-91, in a typically classical commercial style. The building was extended in 1896. It was solidly built in brick to house milling activities along with strong internal Ironbark beams and floors, all providing the essential strength of construction necessary for vibrating milling machinery.



Wood's Mill 14 Wise St Addington

Today we find this historic industrial building has been carefully restored to enable many new contemporary uses and activities; social, cultural and commercial. Currently the building contains accommodation, a restaurant and a performing arts' venue.

The restoration project involved major scale and complexity and the developer, Mike King, must be applauded for his vision.

Christchurch City Council support is also to be acknowledged for their \$900,000 contribution to the project, supporting the retention and development of such a heritage treasure for the community of Addington.

COMMENDATION

War Memorial Shrine

Christchurch Boys' High School

Citation: *The Christchurch Civic Trust commends the initiative in restoring and seismic strengthening an important commemorative War Memorial.*

The memorial shrine to commemorate the sacrifice of Christchurch Boys' High School old boys in WWI (1914 -1918), positioned on the edge of the playing fields, was unveiled and dedicated on 31 January 1926 by former headmaster Charles Edmund Bevan-Brown. The memorial comprises a Gothic vault of limestone within an arch of grey stone beneath which is a granite sarcophagus with panels on

the rear wall inscribed with the names of the 142 boys who lost their lives. A carved angel atop the arch is an emblem of resurrection and victory. The building of a shrine was the idea in 1917 of the architect Maurice J. Guthrie (1891-1968), who was also its designer, and an old boy of the school. Construction by the monumental mason Henry Silvester.

The memorial was paid for by the old boys, and initially it was planned that the shrine would be



Memorial Shrine

placed within an avenue of cypress trees donated by James Deans but this did not materialise. Since the earthquake damage of 2010/11 the restoration of this memorial has assumed great value especially when younger people and the wider community are becoming more engaged with the tragic losses associated with WW1. It would have been quite easy to overlook or delay this project during such a difficult time and Christchurch Boys' High School must be congratulated on its initiative and the resulting fine restoration work.

COMMENDATION

Rose Historic Chapel

Citation: *The Christchurch Civic Trust commends the quality of repair work on an important heritage building.*

In 1994 the Christchurch City Council purchased the Rose Historic Chapel (formerly St Mary's Convent Chapel) at 866 Colombo St

which it then leased to a newly formed Rose Historic Chapel Trust. The Trust worked hard with Council to have the chapel restored and during Heritage Week 2000 celebrations it was officially opened. In 2002 the Civic Trust recognised the quality of restoration with an award. Originally the chapel of Our Lady of Mercy, for 84 years it was the focal point of a convent and school complex owned by the Sisters of Mercy, an Irish order of teaching and nursing nuns who arrived in Christchurch in 1894. The chapel has been described as a fine example of Early English Gothic Revival style ecclesiastical architecture. It was designed in 1910 by architects Alfred and Sidney Luttrell. Originally from Tasmania the two brothers set up practice in Christchurch in 1902.



Rose Historic Chapel

Halswell and Oamaru stone were used extensively in the exterior construction. The interior features a marble and alabaster altar, timber hammer beam trusses and a cast iron spiral staircase leading to a choir loft. A.W.N. Pugin said "I am burning to create something sparkling and brilliant" and his creative talent combined with John Hardman's technical skills achieved this aim in the 12 exquisite chapel stained glass windows. It was these which ultimately saved the building from demolition in 1994.

We are most fortunate that post-earthquake it has once again been restored with such care when so many of the city's architectural treasures have been unnecessarily lost.

Category C

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

AWARD

Victoria Square Restoration

Citation: *The Christchurch Civic Trust recognises the endeavour in retaining the original character of environmental design in the upgrade of Victoria Square.*



Victoria Square

The Canterbury earthquakes left Victoria Square in poor condition, with significant damage to the ground, river walls and paved surfaces. In October 2014 the Christchurch Central Development Unit announced that it was planning to redesign Victoria Square as part of the \$95million River Precinct anchor redevelopment project. This would have meant scrapping the award winning design from 1989, including redefining the recognisable and much valued landscape and heritage features. Such a scheme was strongly objected to by the community, heritage advocates and groups including the Civic Trust. As a result the government eventually agreed to reconsider its plans and opted for restoration rather than redesign. The restoration project was

collaborative with Ōtākaro Ltd., Matapopore and Christchurch City Council, representing the Crown, Iwi and community respectively. When the square reopened in March 2018 at a cost of \$7.6million nearly 170,000 new pavers had been laid and around 17,500 new plants added to enhance the environs of the square. The restoration conforms to the former square layout and supports the community wish to make appropriate repairs, retain the existing character and features and integrate new elements into the design. Existing themes and the vision for shared cultural histories were retained. A priority has been to retain Victoria Square's relaxing, natural green environment, and free pedestrian access as well as acknowledging the past with a balanced and visible representation that reflects both Ngāi Tahu and early Canterbury European history.

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

Stoddart Cottage Trust

Diamond Harbour

Citation: *The Christchurch Civic Trust recognizes the commitment to an important heritage building for the benefit of the Diamond Harbour community.*

When in the late 1960s the Stoddart Cottage became surplus to Lyttelton Borough Council needs its future looked bleak and demolition seemed likely. In 1970 the Christchurch Civic Trust took the initiative to try and save the cottage and helped with its preservation by supporting the setting up of a friends' society. A 'Friends of Stoddart Cottage' group was formed in 1984 and immediately commenced

fundraising, restoration and landscaping work to ensure that Stoddart Cottage survived as part of the future of the Diamond Harbour community. In 1998 the Stoddart Cottage Trust was formed which leases the property from



Stoddart Cottage Diamond Harbour

Christchurch City Council and has maintained an effective stewardship of the cottage over the past two decades.

The Stoddart Cottage, categorised Heritage One with Heritage New Zealand, is considered to be the oldest built structure in Diamond Harbour. Originally prefabricated in Australia the cottage was shipped to Lyttelton in 1861 for the Scottish immigrant Mark Pringle Stoddart (1810 -1885) who was one of the earliest land owners in Diamond Harbour. The two room cottage was extended in 1862, it is thought in preparation for Stoddart's impending marriage, and further rooms added to accommodate a family of 6 children. It eventually comprised a sitting room, five bed-rooms, servants' room, and kitchen. In 1873, Stoddart subdivided his land and sold off 500 acres and four years later sold the remainder of his holding including the cottage. After Stoddart's death the cottage returned to the family's ownership even though his widow and 3 daughters continued to live in Christchurch. However, by 1897 they had returned to Diamond Harbour and moved into a house built on former Stoddart land, more recently known as Godley House.

The most notable member of the Stoddart family was the artist Margaret Olrog Stoddart (1865–1934) who became a leading New Zealand botanical still life and landscape watercolourist. The Stoddart family sold the Cottage in 1913 to the Lyttelton Borough Council with 40 acres set aside as public reserve. Stoddart Cottage was then used for more than five decades as Lyttelton Borough Council employee accommodation. The earthquakes of 2010-2011 caused damage to the cottage particularly when three chimneys collapsed. Recent restoration has enabled the cottage to be restored to its former state for community use.

BUS TOUR



FREE

13 October

MCLEAN'S MANSION AND MORE

10am – 12pm Starts/finishes at McLean's
Mansion 387 Manchester St

Booking Required

Email: tim@intrados.co.nz

No disability access



Join the Civic Trust on the front lawn of McLean's Mansion to hear about the restoration of this highly significant category 1 heritage building. Other Civic Trust initiatives included in the bus are: Mona Vale, Peacock Fountain, The Arts Centre and Mt Vernon.

The views expressed in this publication are not necessarily those of the Civic Trust

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