



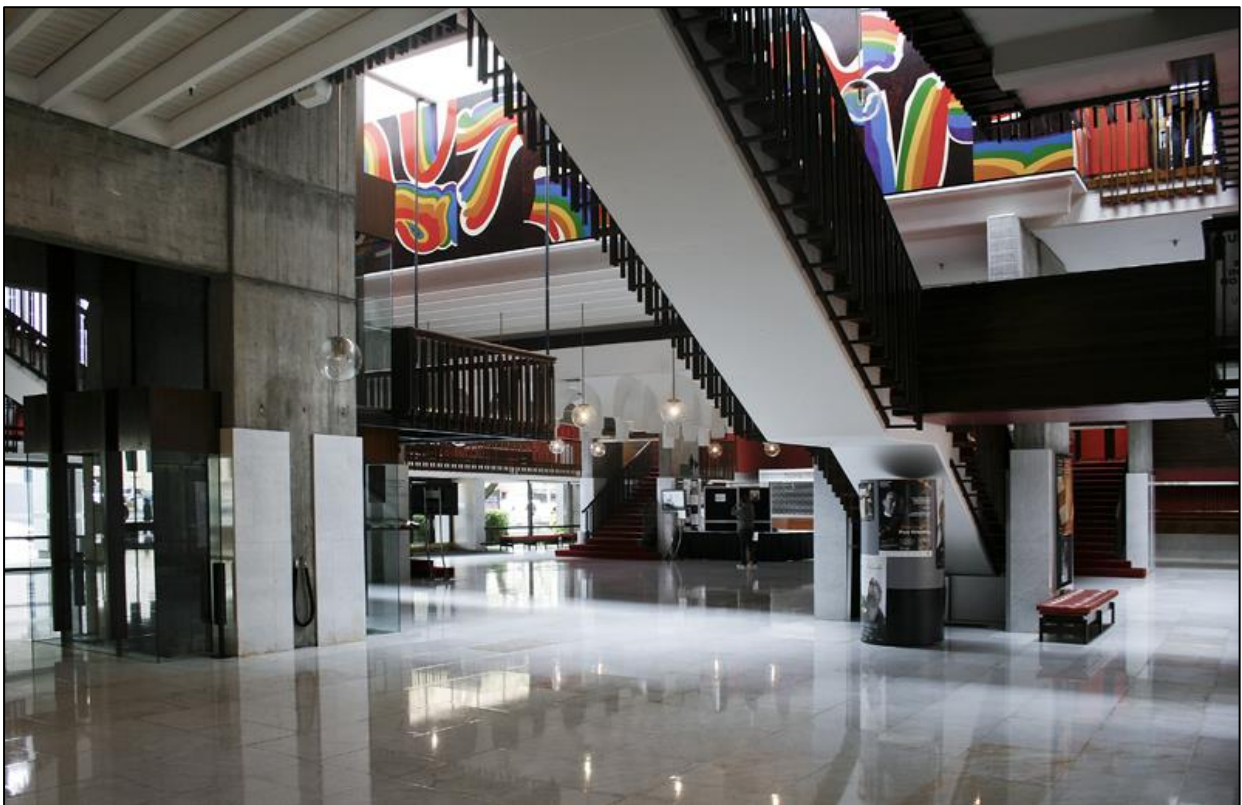
# Newsletter

**OCTOBER 2020**

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## **CIVIC TRUST AWARDS 2020**

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**Foyer of the Christchurch Town Hall**

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This is the 43<sup>rd</sup> year of the annual awards and the Civic Trust received a total of 21 nominations for consideration by the Awards sub -committee from which 6 awards and 4 commendations were selected in 4 categories. Those projects awarded include: The Christchurch Town Hall, Aldersgate Centre and Chapel, The New Brighton Clock Tower, 224 Kilmore St, Riverside Market and New Brighton Hot Pools~He Puna Taimoana.

Those projects commended are: Milton St Substation 259 Milton St, 159 Manchester St, 20 -26 Welles St and the Museum of Toys and Collectables 35 Manchester St.

The 2020 awards sub-committee is: Vivien Bishop, Lynn Campbell, Joanna Mackenzie, Judith Knibb 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.*

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### AWARD

#### The Christchurch Town Hall Restoration

*Citation The Christchurch Civic Trust recognises the excellence in restoration and refurbishment of a significant Christchurch heritage building and public amenity.*

**Recipient: Christchurch City Council**



**Entrance to the Christchurch Town Hall**

Amidst considerable fanfare the Town Hall was opened on 30<sup>th</sup> September, 1972 by Governor General, Sir Denis Blundell. Designed by Sir Miles Warren and Maurice Mahoney with engineering by Holmes Consulting and construction by C.S. Luney Ltd, this example of a Brutalist building soon became an important part of the Canterbury community.

The 2,500 seat auditorium was developed in collaboration with Dr Harold Marshall, a world recognised acoustic consultant.

A refurbishment programme had begun when the 2010 and 2011 earthquakes struck. The building now required foundation strengthening as well as damage repair to the original structure as a

consequence of significant land damage. After considerable public debate Councillors voted in November, 2012 to repair the building and work began in 2015.

Warren and Mahoney were the architects with Holmes Consulting the engineers and construction was carried out by Hawkins. The building was repaired, strengthened and restored with some changes made to alter issues in the original building and to allow for greater flexibility of use. There is now a purpose built facility for the Christchurch Symphony Orchestra and changes made to the 1000 seat James Hay Theatre. Other familiar features were retained with the Pat Hanly mural, “Rainbow Pieces,” restored and rehung in the upstairs foyer, the seats in the Douglas Lilburn Auditorium remain resplendent in their intense red, the Reiger pipe organ was upgraded and reinstated and the Ferrier fountain sparkles again. It is a tribute to all involved in this major project, which opened in stages during 2019, that the Town Hall is now registered as a Category 1 Historic Place by Heritage New Zealand.

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### AWARD

#### Aldersgate Centre and Chapel 309 Durham St Christchurch

*Citation: The Christchurch Civic Trust recognises the quality of design and functionality of a heritage site whilst maintaining an existing replacement church.*

**Recipient: Durham St Methodist Church**

The Durham Street Methodist Church, opened in 1864, was the earliest stone church in the Canterbury region. It was extensively damaged in the 2010 earthquake and the decision was made to rebuild. February 2020 saw the opening of the new building.

Designed by Wilkie and Bruce with engineering by Quoin and construction by Contract, the new church and multi-purpose complex better meet the needs of a diverse inner city community. The building, with its distinctive curved street frontage is clad in Coloursteel, zinc metal and aluminium

weatherboards while inside there are concrete floors columns and beams and curved timber framing.



**Aldersgate Centre and Chapel**

There are references to the original church with stone from it featured at the base of the exterior walls, as well as in the new courtyard garden. The historic main doors have been rehung in the foyer.

Internally, the building offers flexibility with office spaces, an apartment on the first floor which continues the tradition of someone always having lived on the site, and there is a tall folding wall that can be used to close off the chapel with its beautiful stained glass window.

Spaces open out to an attractive courtyard which contains a memorial to the three men who lost their lives in the 2011 earthquake while recovering the pipe organ. There is also a water feature made with stones from the old church. This area adds to the open, inviting atmosphere of the complex.

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## Category B

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

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## AWARD

### **New Brighton Clock Restoration**

**Citation:** *The Christchurch Civic Trust recognises excellence in the restoration of a significant New Brighton landmark .*

**Recipient:** Christchurch City Council



**New Brighton Clock Tower**

The New Brighton Clock tower can be found on Marine Parade on the foreshore in front of the New Brighton Library - Te Kete Wānanga o Karoro. It has four clock faces which were donated by Mr R.E. Green, a retired builder. Green stated that the clock towers at New Brighton and later Sumner were built in memory of his father Edmund Green (1829-99) who was involved with the introduction of the telegraph to New Zealand. The foundation was laid on December 14<sup>th</sup> 1934, by Irene Leaver, the daughter of E. A. M. Leaver the then mayor of New

Brighton. The architect was Benjamin John Ager (1884 -1963) who designed the North New Brighton Peace Memorial Hall and St. Elmo Courts.

The heritage clock tower suffered damage in the Canterbury earthquakes and there had also been gradual deterioration, over time, caused by exposure to the salt air found in the seaside environment. The clock tower was fenced off and wrapped in plastic in 2018 while structural investigations were carried out. The assessment revealed damage to the concrete and structural steel framework caused by the earthquakes, leaks, and environmental deterioration.

Work to repair the structure began in July 2019 but the project was delayed by additional work being required and the Covid Level 4 lockdown. The conservation was undertaken by Cook Brothers Construction Ltd for the Christchurch City Council and involved an upgrade of the structure of the building including replacing two cracked internal concrete floors and additional steel reinforcing. A corrosion prevention treatment for the concrete surfaces was also added. The final procedure was to repair the clock's mechanism. It has now been reinstalled and it is operational. The conservation is now completed, and the repaired mechanism is once again telling the time.

## AWARD

### 224 Kilmore St Restoration

**Citation:** *The Christchurch Civic Trust recognises both the initiative and commitment in retaining and restoring an important heritage character building, and the contribution it makes to the revitalisation of Kilmore St.*

**Recipients:** **Tim and Anna Chesney**

A rare survivor of early Christchurch commercial heritage architecture has been given a new lease of life as a result of the initiative and enterprise of new owners Tim and Anna Chesney. The two-storied weatherboard character building that stands on the corner of Kilmore and Barbadoes Streets with its prominent wrap around bull nosed verandah was built as shops with living quarters above in 1899 - 1900.



224 Kilmore St

Initially it was the home and premises of a hairdresser and tobacconist, Charles Arthur Campbell Sycamore, who was the owner until 1905. It then became the premises of a grocer for many years before returning to be run as a hairdressers in the late 1920s.

In 1944 the use of the shops changed yet again when it became the premises of The Kilmore Book Club, popularly known until the 1960s as Kilmore Book Korner. Several business occupants followed until it returned to being once again a hairdressers.

Since its purchase and restoration by the current owners the ground floor continues in this same use whilst the first floor is used for a branding and digital agency and a Psychology practice.

The restoration process of 224 Kilmore St commenced in March 2019 with contractors carefully deconstructing the interior on the first storey, while retaining key materials and heritage features for reuse. Whilst there has been some interior modification for commercial use the exterior has been faithfully repaired and restored including its distinctive steel roof verandah.

The owners Tim and Anna Chesney received a \$100,000 grant from Christchurch City Council's heritage fund and Anna Chesney, as project manager of the work, was resourceful in reducing the overall material and labour costs.

## COMMENDATION

### Milton St Substation 259 Milton St

**Citation:** *The Christchurch Civic Trust commends the initiative in retaining and restoring a Sydenham heritage building and adaptation for new use.*

**Recipient:** Clark Mauger



**Milton St Substation**

The Milton Street substation was built in 1928 for the Municipal Electricity Department to service the south of Christchurch.

It housed large transformers on the ground floor to regulate the city's electricity. In the 1930s a mezzanine and rear extension was also built to add extra space.

The building was decommissioned and sold to private buyers in the 1990s, then used as a building material salvage yard and later for furniture manufacturing.

After it was badly damaged in the February 2011 earthquake, it remained empty for six years, deteriorating until the current owner Clark Mauger decided to take up the challenge of restoration. This has been achieved with great care and sensitivity, with details like the business logo based on the street facing Art Deco window and the beautifully designed toilet block having references to the 1930s. Steel reinforcement has been introduced and carefully integrated in a manner appropriate for this Category 2 heritage listed building.

The result is a unique industrial venue which can be hired for all manner of events. It has multiple interesting spaces including a north facing balcony and outdoor courtyard.

## COMMENDATION

### 159 Manchester St

**Citation:** *The Christchurch Civic Trust commends the retention and restoration of an important inner city heritage building and its adaptation for hospitality use.*

**Recipient:** Box 112

As the city continues to rise upwards again few of the former twentieth century multi-storey commercial office buildings remain and without the initiative of the current owners one less would have survived.

The landmark 60 year old building at 159 Manchester St was originally the principal offices of The Canterbury Terminating Building Society and Bank Deposit Society. In 1957 the Society commissioned senior architect Benjamin J. Ager



**159 Manchester St c1965**

to prepare designs. He proposed a 5 storey building with a brick façade punctuated with small windows but when his health declined in 1958 he had to halt work. A younger architect, Peter Beaven (1925 – 2012) was approached to complete the project and Beaven modified Ager's design to reveal its structure and added three more floors that included two that float above the others, giving the building its distinctive street profile. It was constructed in 1959/60.

During the 2010/11 earthquakes the building sustained structural damage and remained vacant and under threat of demolition for a number of years until it was purchased by P.L.Manchester Ltd and Box 112 who are joint owners.

To enable the structure of the building to be restored and strengthened up to 100% of the New Building Standard, Box 112 applied and received \$900,000 from the Christchurch City Council heritage fund.

The conversion of an office building to a boutique hotel offered challenges but key heritage features such as exterior windows and bronze panels and the



159 Manchester St 2020

original internal staircase were retained.

Since completion the building operates as the new Muse Christchurch Art Hotel with 40 rooms on 5 floors featuring the art of local artists on each. The rooftop incorporates a restaurant and cocktail bar.

The consulting architectural firm on this \$5 million project was Three Sixty Architecture and consulting engineers were Ruamoko Solutions.

## Category C

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

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## AWARD

### New Brighton Hot Pools

#### He Puna Taimoana

**Citation** *The Christchurch Civic Trust recognizes the social enterprise in establishing a new public amenity in the New Brighton community.*

**Recipient: Christchurch City Council**



New Brighton Hot Pools

The new public foreshore salt water hot pools, opened on 3 May 2020, are built on the site of the former whale pool. This is a major project within a much broader plan to revitalize New Brighton.

First proposed in 2016 the pools had considerable local community and business support and were progressed with the approval of Christchurch City Council working with Development Canterbury Ltd. Construction commenced in 2018 and had a budget of \$11.2 million.

The pool complex comprises 5 outdoor pools designed for relaxation, fitness and family use. There is also a sauna, steam room and café.

The water of the pools is fresh with salt crystals added. Ground source heat pump technology is used for heating with temperature variation of 16°- 40°c.

## AWARD

### The Riverside Market 96 Oxford Tce

**Citation:** *The Christchurch Civic Trust recognises initiative in establishing a community food market that has assisted in the revitalization of central Christchurch.*

**Recipient: Riverside Ltd**



Riverside Market

The Oxford Tce Riverside Market, an 80 million dollar project, was the realization of a vision shared by property entrepreneurs Richard Peebles, Mike Percasky and Kris Inglis to develop a world class farmers' style market in Christchurch.

Construction commenced in October 2018 after several years' planning and the Market opened on 5 October 2019.

The whole market experience is housed within a warehouse-like building located on the site of the former Re-start mall. Concept design is by Creative Studios Ltd. Architectural design is dominated by a steel structure engineered by Kirk Roberts Consulting Engineers. The building design throughout also includes the use of recycled bricks, timber and window frames. A special feature is the incorporation of two faces from the former Christchurch Railway Station clock.

The market operates daily on two levels with the principal food and fresh produce hall on the ground floor occupied by 30 food outlets and 40 fresh produce stalls. A mezzanine level has a bar, restaurant with seating for 500 and provision for live entertainment.

## 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

### 20 – 26 Welles St

**Citation:** *The Christchurch Civic Trust commends the enterprise in retaining and adapting a light industrial building for both community and commercial use and acknowledges the benefit it brings to the inner city built environment.*

**Recipient: Box 112**

Welles St, formerly Belfast St until 1949, began to change in the mid 1930s from a run down inner city residential street into one mostly dominated by light industry. In 1939 Thomas Malcolm Beadle (1898 - 1959) moved his welding premises from Tuam St to what is now 20 Welles St where it remained in operation for several decades.



20 Welles St

In 2018 Box 112 purchased this building and others adjacent which were then refurbished for lease. This development involved repurposing six character buildings mostly dating from the 1930s but with one much earlier from around 1880. They were intended, originally, for use as industrial workshops. All were constructed for

small businesses including a blacksmith, a welder, and an engineering works. Situated at 20 Welles Street the Welder was developed and built by Box 112. The mission of Box 112 is to make Christchurch a communal, liveable, engaging city where people want to live. They do this by creating one-off spaces that encourage businesses to thrive and give visitors a welcoming and enjoyable experience.

The Welder is being developed to provide a unique offering for boutique businesses looking for authentic and character spaces right in the heart of what is an emerging vibrant Central City Neighbourhood.

The overarching theme of the development relates health and wellbeing. The emphasis for the retail businesses situated within is to make people's lives happier.

## COMMENDATION

### **The New Zealand Museum of Toys & Collectables 35 Manchester St**

**Citation:** *The Christchurch Civic Trust commends the enterprise in establishing a visitor experience which raises awareness of an aspect of community heritage.*

**Recipients: Alan Preston and Ruth Fisher**

We have very few specialist museums in New Zealand and the New Zealand Museum of Toys and Collectables is a welcome addition to the museum world.

In February 2016 many years of collecting evolved into the opening of 'The Toy Collector', a broad collection representing toys throughout the ages. In December 2019 a move to 35 Manchester St allowed for more space for displays and several changes were made including a new name and structure.

A charitable trust has been established to ensure the museum is part of Christchurch's future. Exhibits include toys from the 1920s, a working model



**New Zealand Museum of Toys & Collectables**

railway yard, dioramas, moving displays and donated and regularly changing exhibitions of collections on loan. This is a remarkable achievement and a visit to the museum is a rewarding experience for young and old alike.

Presentation of the  
Civic Trust

**AWARDS 2020**

Members are invited to attend the  
Christchurch Civic Trust annual awards

**The Sydenham Room**  
**South Library**  
66 Colombo St Beckenham

**Thursday 15 October**  
Commencing at 5.30pm

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



**AWARDS AND COMMENDATIONS 2020**

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