



Newsletter

OCTOBER 2021

CIVIC TRUST AWARDS 2021



Richmond Club

A dominant feature of the awards this year is heritage survival with buildings, both commercial and domestic, being brought back from the brink of demolition by dedicated owners who have had a common commitment to ensuring that some of the city's architectural past endures.

The Civic Trust received a total of 12 nominations for consideration by the Awards sub-committee from which 5 awards and 3 commendations were selected in just 2 categories. There are no nominations in categories C or D and no Supreme award this year. Those projects awarded include: the new Richmond Club building, Ōtautahi Community Housing Brougham St, Te Koti Te Rato Apartments at Rehua Marae, Edmonds Band Rotunda restoration, 232 Main Rd Moncks Bay. Those projects Commended are: 167 Hereford St, 315 and 317 Armagh St.

The 2021 awards sub-committee is: Vivien Bishop, Lynn Campbell, Joanna Mackenzie, Hamish Gilchrist 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

The New Richmond Club Building

Citation: *The Christchurch Civic Trust recognises the quality of architectural design and the contribution to the revitalisation of the Richmond community.*

Recipient: Richmond Working Men's Club

Working men's clubs emerged in the industrial areas of England from the mid-19th century to



Richmond Club Tap room

provide recreational and educational services for working men. The first New Zealand club was set up in Dunedin in 1874 and by 1877 other clubs had been formed throughout New Zealand. The Richmond Working Men's Club, established in 1888, has had a strong presence in the Richmond community over the decades. As a result of the 2010/11 earthquakes the

club's major masonry buildings built in 1938 were damaged and replaced partially by a new structure. This proved to be inadequate for the many functions of the club so a major extension was planned.

The challenge of the brief was for a multipurpose building that aligned to and incorporated successfully the existing post-earthquake Club facilities.

Walker Architecture were selected to design the new Richmond Working Men's Club and the firm of Cook Brothers Construction was the successful tenderer for the project. Work on site

Presentation of the
Civic Trust

AWARDS 2021

Members are invited to attend the
Christchurch Civic Trust annual awards

**St Barnabas
Church Hall**
Fendalton Rd

Thursday 07 October
at 5.30pm

**Refreshments will be served during the
half hour from 5.30 p.m. The Awards
presentation will commence at 6.00 p.m.**

commenced in 2020 but building time was delayed by the challenges of the Covid 19 lockdown but was completed earlier this year. The new Richmond Working Men's Club with its distinctive sharp angled metallic clad design has a striking presence at the corner of London Street and Stanmore Road Richmond. The structure and its subsequent fit-out comprises five sections; a central bar and billiards area, an administration block, squash courts, a function hall, and a restaurant.

AWARD

Ōtautahi Community Housing Brougham St Sydenham

Citation: *The Christchurch Civic Trust recognises the social enterprise in re-establishing a community housing amenity in Sydenham that is environmentally sustainable.*

Recipient: Ōtautahi Community Housing Trust

The initiative to construct 90 homes to replace the former 1978 Christchurch City Council social housing complex, Brougham Village, demolished following the 2010/11 earthquakes, was developed by Ōtautahi Community Housing Trust and built by Southbase Construction.

The site at 356 - 402 Brougham St, previously owned by Christchurch City Council, was transferred to the ownership of the Trust in 2016 and Council also approved a \$30 million loan to



Ōtautahi Community Housing Brougham St

building of a safe and environmentally sustainable amenity with green spaces, safe areas for children to play and communal gardens. In its construction there has also been consideration of the safety and longevity of materials. The attention to window location, insulation and heat recovery systems has contributed to making the homes as energy efficient as possible. The brick cladding was deliberately chosen to fit with both residential and industrial buildings in the area.



Former Brougham Village 1977 (now demolished)

partially fund the project. Ōtautahi Community Housing Trust has an objective of providing warm, dry, healthy housing, designed to the New Zealand Green Building Council's Homestar 7 standard.

The Brougham St development has maintained this goal and has taken into consideration the

MCLEAN'S MANSION

OPEN FOR VIEWING

During the forthcoming Heritage Festival the Mansion will be open on

Saturday & Sunday

October 23 & 24.

Tours, conducted under strict Health and Safety conditions, start every quarter hour, first tour at 10am, last at 3.45pm

This a non-booked event The \$10 entry fee is to help raise urgently-needed funds for the continuing restoration of this magnificent building!

Further information at CCC's [What's On](#) and at www.mcleansmansion.nz

AWARD

Te Koti Te Rato Apartments

Citation: *The Christchurch Civic Trust recognises the enterprise in repurposing an existing building as Marae based housing development that also revitalises the marae community.*

Recipient: Te Whatu Manawa Māoritanga o Rehua Trust

Rehua has been an urban marae in Springfield Rd, St Albans Christchurch since 1952. Established as a collaborative initiative of Ngai Tahu and the Methodist church, initially it was dedicated to the trade training of young Maori from around New Zealand to become carpenters, painters and mechanics. By the early 1960s as the number of trainees grew, it was decided to build a 3 storey 33 bed hostel to accommodate apprentices. This was opened on 29 October 1966.



Hostel (visible extreme left) Rehua Marae c1966

In recent years as the opportunity for other trade training options increased fewer trainees came to live in the hostel at the marae.

Te Whatu Manawa Māoritanga o Rehua Trust decided to redevelop the former hostel into rental accommodation to bring whānau back to

the marae to live and engage in marae activities and in so doing revitalise the community.

The repurposed building has 6 apartments of which two are two-bedroom units, two are one-



The new Te Koti Te Rato apartments, Rehua Marae

bedroom units and two are one-bed studios. There are common areas on the ground floor to be used for a variety of support services, including a whānau room, nurses' clinic, board room and the marae office.

The \$3.3 million project, opened on 12 May 2021 was designed by WSP Architects and built by Simon Construction.

Funding came from several sources with Te Puni Kōkiri being the major funding partner, contributing \$2.4 million. The Department of Internal Affairs, by way of the NZ Lottery Grants Board, provided \$350,000, the Rata Foundation \$200,000 and the Te Whatu Manawa Māoritanga o Rehua Trust a further \$330,000.

The redeveloped building will continue to carry the original name Te Koti Te Rato, after the Wesleyan missionary from Ngāti Kahungunu.



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

Edmonds Band Rotunda

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

Recipient: Christchurch City Council



Edmonds Band Rotunda

In 1879 Thomas and Jane Edmonds established a baking powder production at their Christchurch grocery store which grew to become a major business by the early twentieth century.

In 1929 to commemorate 50 years of the Edmonds family living in Christchurch, Thomas Edmonds was prepared to donate £5,000 towards a River Bank Improvement scheme initially proposed by the Christchurch Beautifying Association. This would include a Band Rotunda and shelter as well as a Riverside Walk and Clock Tower.

Band rotundas had sprung up in parks around the city and weekend performances by brass bands became popular and this was still the case in the 1920s.

Following acceptance of Thomas Edmonds' gift the Christchurch City Council confirmed the site and Victor Hean (1901-1979) the architectural assistant to the City engineer, A.R. Galbraith, began preparing a design based



Edmonds Band Rotunda c1930

on a revival of neoclassical style favoured by certain New Zealand architects in the 1920s. The rotunda design was inspired by High Renaissance style and is reflective of the form of Bramante's Tempietto of 1502-03 in Rome. Octagonal in plan, the Band Rotunda is 12 metres high and 10.2 metres in diameter. The copper dome is supported by 8 Doric columns which stand above a basement, originally a changing room for bandsmen.

In April 1929 the Christchurch City Council called for tenders and the following month the tender was let to local Christchurch builder Neil McGillvray. Construction of the rotunda and ancillary buildings in its precinct took 6 months and it was opened on 11 November 1929.

The 1960s and 70s saw a fading interest in brass band performances and for many years the Rotunda sat unused and neglected.

In 1986 there was a proposal to turn the Rotunda into a restaurant as designed by the architect David Childs. The Thomas Edmonds restaurant opened in March 1987 and operated

for many years. It was also the recipient of a Christchurch Civic Trust award in 1987. The Rotunda was badly damaged by the 2010-2011 earthquakes when it turned on its columns and was demolished for safety in 2012. The Christchurch City Council supported the restoration but work was delayed because of funding issues. In March 2020 work began after a \$1,000,000 donation from the Canterbury Earthquake Appeal Trust. Restoration on the Rotunda and ancillary buildings was completed in June of this year and further work on landscaping has proceeded since. The total cost of restoration has been \$1.5 million.

AWARD

232 Main Rd Moncks Bay Redcliffs

Citation: *The Christchurch Civic Trust recognises both the initiative and commitment in retaining and restoring an important heritage character house in Moncks Bay designed by the architect Samuel Hurst Seager.*

Recipient: Nick Rogatski



232 Main Rd Moncks Bay

The architect Samuel Hurst Seager (1855 - 1933) renowned for the design of numerous houses in the early years of the 20th century, based on the English Arts & Crafts movement



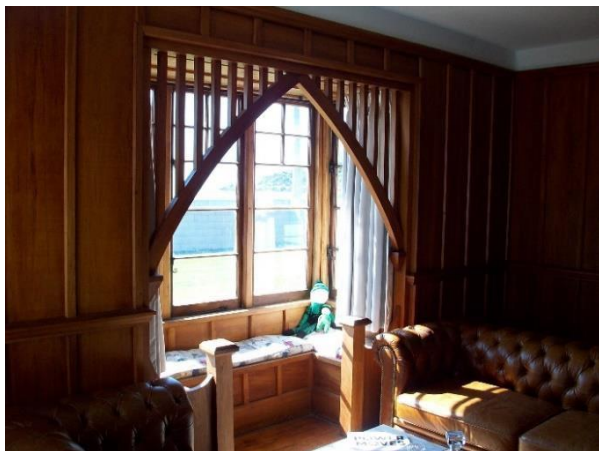
Moncks Bay c1895

also introduced the bungalow style to New Zealand. These influences combined with garden-city planning concepts were used in 1902 in a unique residential architectural experiment of timber cottages in a garden setting on the Spur, Sumner. The success of this development meant that others soon followed, not only in Sumner but other neighbouring hills and bays.

Some were built as holiday homes, while others were permanent homes. The house at 232 Main Rd Moncks Bay designed by Samuel Hurst Seager's architectural firm was built in 1913 as a home for Henry and Gladys Wynyard (1888 – 1980) who married in 1912. It remained in the same family ownership for almost 70 years. English born Henry Horace Travers Wynyard (1881 – 1920) was a marine engineer and his wife was the daughter of John Stanley Monck after whom Moncks Bay, Redcliffs is named. Monck owned and farmed from 1869 most of the land in the area, both on the hills and flat, but in the 1900s he started selling off portions of his estate to a land syndicate with major subdivisions occurring in 1904 and 1907.

By 1913 many houses had already been built in Moncks Bay, a number of which survived up until the 2010/11 earthquakes. Unfortunately few remain today having been replaced by new homes. The current owner of 232 Main Rd Moncks Bay fortunately chose not to demolish but to restore his house, leaving it largely within its complete original form with sympathetic

concessions to accommodate the needs of modern living.



Interior window nook 232 Main Rd Moncks Bay

COMMENDATION

167 Hereford St Restoration

Citation: *The Christchurch Civic Trust commends the initiative in retaining and restoring a heritage building and for the contribution to an inner city streetscape.*

Recipient: Denis Harwood

In 2020 the owner of the heritage building at 167 Hereford St, formerly known as Hereford Chambers was among several being threatened by Christchurch City Council with a fix or demolish order. The Hereford Street building sustained considerable damage in the 2010/11 earthquakes and despite delays its owner has taken up the challenge and restored and repurposed the building, mainly for commercial use for which it was originally built. In doing so he has returned it to having a place once again in the architectural heritage of Christchurch to help revitalise the inner city.

This is not the first time that this building has been in the shadow of possible demolition. In 1996, then known as Americano's, 167 Hereford St, was badly gutted by fire. Derelict for several years it eventually drew the interest of property developer Mike Pero who in 1999, in partnership with another property investor, decided to purchase the property and restore and refurbish it. The extensively damaged interior spaces



167 Hereford St

were reconfigured to meet contemporary office requirements reusing many of the original materials. A cafe at ground floor level was also developed. This project received a Civic Trust award in 2000.

The building was constructed around 1909 and appears to have functioned as a later office addition to an earlier 1880's building to the rear of the site. Throughout most of the 20th century it was tenanted as offices for a variety of businesses such as insurance companies and solicitors. Among the long term occupiers were The Royal Exchange Assurance Company and the New Zealand Plate Glass Insurance Company from 1910 to 1957. The prominent architectural firm of England Bros. were also occupants from 1916 to 1946.

COMMENDATION

Cottages 315 and 317 Armagh St

Citation: *The Christchurch Civic Trust commends the initiative in retaining cottages of character that contributes to the heritage value of Armagh Street.*

Recipients: Cathleen Murphy & Tony Gray for 315 Armagh St and Kay Nelson for 317 Armagh St

The two types of worker cottage, one single and the other two storied at 315 and 317 Armagh St, are survivors of early Christchurch that is



315 Armagh St

becoming rarer in the city as domestic building intensification increases. Dating respectively from the 1860s and 1870s they maintain much of their original basic form though considerably altered and modified by the current owners.

Both cottages are sited on part of what was Town Reserve 99 owned until the late 1870s by Edward Cephas John Stevens, a prominent businessman and local politician. Whether or

not Stevens had the cottage, that has survived at 315 Armagh St, built in the late 1860s, is uncertain but by 1875 cabinetmaker Henry William Hale (1835 -1915) was the principal occupier. At that time the section that extended to East Belt (Fitzgerald Avenue) was vacant.



317 Armagh St

In 1879 Hale married Matilda Dawber (1853 - 1945) and soon after he seems to have purchased the whole property which included 315 and 317 Armagh St and 207 Fitzgerald Ave. Between 1881 and 1885 Henry and Matilda Hale had two sons and two daughters. Initially the family lived at 215 Armagh St but after Hale built another house on the corner of Armagh St and Fitzgerald Ave, that included a shop, they moved there and the cottages were tenanted. Following her husband's death Matilda Hale ran a fruit shop for a number of years with her daughters Eliza and Charlotte before they moved back to live at 315 Armagh St. After Matilda's death in 1945 her daughters continued to own the property. Charlotte Hale died in 1952 aged 66 and with the death of Eliza in 1969, aged 87, the family's association, for almost a century, with the properties at the corner of Armagh St and Fitzgerald Ave ceased.

The current owners of the two cottages have a shared desire to ensure that they are not lost and their initiative has secured their retention for at least the foreseeable future, adding to the character of this part of Armagh St.

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

AWARDS AND COMMENDATIONS 2021