



# Newsletter

**OCTOBER 2023**

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## **CIVIC TRUST AWARDS 2023**

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**The John Jameson Lookout**

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This year is the 46<sup>th</sup> that the Christchurch Civic Trust has acknowledged built and environmental projects in the community worthy of recognition. In total, since 1977, 11 Supreme Awards, 215 awards and 112 commendations have been given to individuals, groups and organisations who have, through their initiative and enterprise, made our city a better place in which to live.

In 2023 the Civic Trust received a total of 15 nominations for consideration by the Awards sub-committee from which 6 awards and 1 commendation were selected in 3 categories. There are no nominations in category D and no Supreme award this year. Those projects awarded include: Brookfield urban housing, John Jameson Lookout, 250 Kilmore St, 26 Canterbury St, Lyttelton, 158 High St and 229 Fitzgerald Ave. The project commended is the new Holy Trinity Church, Avonside.

The 2023 Awards sub-committee is: Vivien Bishop, Hamish Gilchrist, Judith Knibb and Neil Roberts.

## 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

#### Unique Urban Housing Development in Christchurch

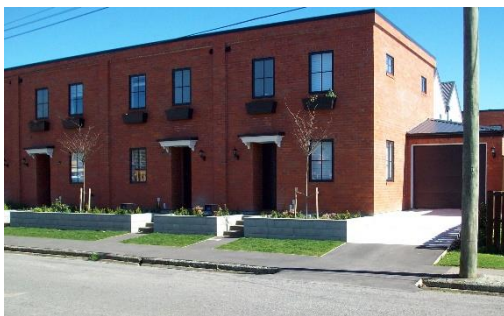
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**Citation:** *The Christchurch Civic Trust recognises the initiative and enterprise in developing unique character urban housing in Christchurch.*

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**Recipient:** Brooksfield Ltd

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**Bunyan St Waltham**

Within the last decade some of the older suburbs of Christchurch have been besieged by developers removing character houses to maximize the number of residential dwellings on a site. This kind of urban intensification has given rise to a common style of rather bland architectural design that has a sameness in its structure and exterior features. There is also often an unfortunate lack of a sense of quality and craftsmanship.

In contrast to their competitors, Brooksfield Ltd formed in 2018 by Oliver Hickman and Vincent

Holloway have embarked in a totally different direction, against the prevailing trend for urban housing intensification in Christchurch.

Their approach is to not only renew housing potential in older suburbs but also restore a semblance of character and quality to the streetscape. Brooksfield houses have a sense of simplicity and symmetry of design blending in well and they do not jar with their neighbours. Where possible established trees are retained. Each dwelling is built in enduring materials with both aesthetic value and environmental energy sustainability in mind, including wool carpets and low chemical paints. Solar panels are also included on the roof of many dwellings.

A prime objective in the design of Brooksfield's apartments and townhouses is to impose a heritage reference that mostly originates from English residential character architecture of the 19<sup>th</sup> and early 20<sup>th</sup> centuries, although some designs are colonial New Zealand architectural vernacular in style. In contrast, interior treatment is modern in focus, with modern fixtures and appointments appropriate for the day to day requirements of contemporary living. These are period style homes with modern vision which is a refreshing alternative to what is mostly on offer.

One of the earlier projects that Brooksfield developed was mews style housing on Selwyn St, Spreydon. Others have followed elsewhere in the suburbs of Sydenham, Waltham, St Albans and the central city and will no doubt be built in other areas in the future.



**Coronation St Spreydon**

## AWARD

### 229 Fitzgerald Ave

**Citation:** *The Christchurch Civic Trust recognises the quality of sympathetic streetscape design on an important city heritage site.*

**Recipients:** Victoria & Steve Pomeroy



Entrance to 229 Fitzgerald Ave

In recent years there have been few new inner city buildings that have been designed with consideration of blending harmoniously with neighbours. However, the new Flow Wellbeing Centre at 229 Fitzgerald Ave is a rare exception. Designed with brick cladding it not only consciously references what once stood on the site but also complements the adjacent heritage Pomeroy's Pub building built in 1881, that was until 1955 the administration offices of Wards' Brewery. A place on this site devoted to health and wellbeing is apt as for several decades Crichton Cobbers youth club, dedicated to youth fitness, operated in premises only a few metres behind the new Flow Wellbeing Centre. This purpose built modern facility has four large studios, as well as consultation and training

rooms designed specifically for yoga and other wellbeing therapeutics.

Historically the site bounded by Fitzgerald Avenue, Kilmore St and Chester St was originally Town Reserve 165 and is now one of heritage importance in Christchurch. By 1860 it was the location of a brewery and Malthouse, and the following year was purchased by Hamilton Ward, an early Canterbury colonist and remained in the Ward family until 1881. By then the number of brick brewery buildings had grown exponentially and spread consuming



229 Fitzgerald Ave

most space on the site. A two storey brick building facing Fitzgerald Avenue stood until the 2011 earthquakes but was severely damaged and had to be demolished soon after leaving a vacant site for almost a decade.

In 2021 work commenced on the initiative of the current owners and was designed by architects Field Studio of Architecture and Urbanism.



## COMMENDATION

### The New Holy Trinity Church Avonside

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**Citation:** *The Christchurch Civic Trust commends the replacement of a church building on an important heritage site whilst retaining existing use.*

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**Recipient:** The Anglican Parish of Avonside

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**Entrance to the new Holy Trinity Church Avonside**

This parish goes back to 1855 and was consecrated by Bishop Harper in 1857. Sadly the beautiful historic Benjamin W Mountfort church was lost as a result of the earthquakes although some of the contents were rescued and have been sensitively reintegrated in to the new building by Wellington architect Hugh Tennent.

Lovely decorated wooden pillars from the old church are used in several ways and stained glass windows from the former west wall are successfully displayed in a tiny chapel on the eastern side. Older 1871 stained glass windows are dedicated to Anne Mackle a former vicar's wife. There are office spaces and a special family room welcoming to young children, which includes toys and a window enabling them to view church services.



**Former Holy Trinity Church (now demolished )**

The interior of the church is very light because of the large windows, allowing the leafy historic churchyard to become part of the experience as a whole.

All those involved in the creation of this church should be congratulated on a fine result.



**Interior of the new Holy Trinity Church Avonside**



**Interior Chapel**

## 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

#### 158 High St [Cotter Building]

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**Citation:** *The Christchurch Civic Trust recognises the retention of an original heritage facade and its contribution to the High St precinct streetscape.*

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**Recipient:** The Stockman Group

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158 High St before restoration

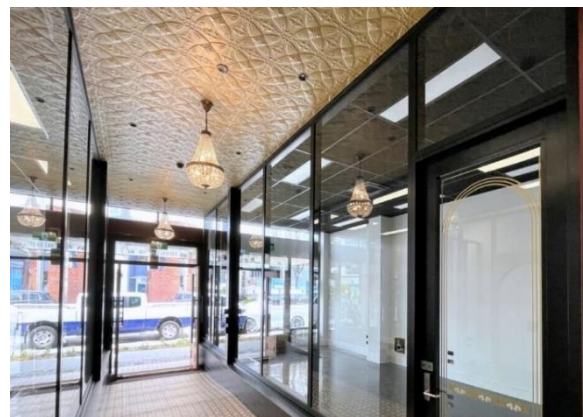
After languishing behind shipping containers since it was extensively damaged in the Christchurch earthquakes, No 158 High Street was rescued from the " Dirty 30 " List when developer, Shaun Stockman, bought it in 2018. Eliza White, the wife of furniture store owner A. J. White built the brick masonry building in 1901. It had a long association with Cotter's Electrical, the company which owned and occupied the building from 1919 for over 80 years.



158 High St after restoration

C. F. Cotter and Co. appears in gold on the restored façade. The building is architecturally significant as an example of late Victorian and early Edwardian commercial classicism. Above the veranda the first floor façade is symmetrical with paired round-headed windows flanking a triple arched window beneath a cornice and stepped parapet, decorated with scrolls containing floral reliefs.

Behind the restored Heritage façade of C.F. Cotter and Co. stands a new building designed by A E Architects Ltd for mixed use commercial premises. Stockman Builders completed the building work in 2022. No. 158 once again makes a significant contribution to the character and vibrancy of High Street.



Cotters Lane

## AWARD

### Restoration of 250 Kilmore St

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

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**Recipients:** Simone Rewa Pearson and Joe Tonner

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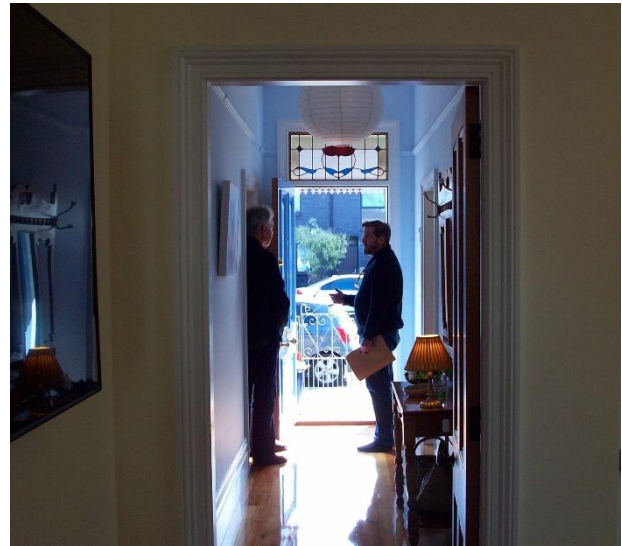


250 Kilmore St

In a rapidly changing street scape it is heartening to come upon 250 Kilmore Street, a worker's cottage built in 1881. The original owners, Alfred and Annie Money, owned the property until Alfred died after falling from a tram aged 81 in 1909. The cottage became home to a number of city workers with varied occupations including plumber, lamplighter, coal merchant and fireman.

The purchase of the property in 2016 by Simone Rewa Pearson and Joe Tonner was the beginning of a detailed rebuild and restoration, completed in 2023, that ensured the future of a significant part of the area's heritage. The foundations were destroyed in the Canterbury earthquakes so the first task involved rolling the house back 13 metres on the site while new screw pile foundations were constructed. Although the inside of the house has been modernised, the original features of the façade have been restored such as the hipped roof, sash windows, front door, the rusticated cast iron

lattice work along the bull nose weatherboard façade and the intricately detailed



Interior hallway 250 Kilmore St

verandah. While retaining the essential character of this early square-plan villa, the interior has been adapted for modern living. Space has been used effectively with rooms opened up to make use of natural light and attic access provided for essential storage.

Congratulations must go to Simone and Joe and the team who were part of this meticulous restoration which has ensured 250 Kilmore Street remains as a reminder of the vibrant history of Otautahi.

Others involved in realising this restoration project were: architect William Fulton, project manager Dave Norriss and builder Ross Bailey.



250 Kilmore St from Dawson St

## AWARD

### Restoration of 26 Canterbury St Lyttelton

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

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**Recipient:** Kotahi Engineering Studio Ltd

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26 Canterbury St Lyttelton

In the years since the 2011 earthquakes many Lyttelton heritage buildings have been demolished and the former Lyttelton Masonic Lodge home, and more recent artist studio was destined to have a similar fate. The renovation and repurposing by Kotahi Engineering Studio Ltd for office space has breathed new life into

what was an ailing derelict structure, but one with an important history in Lyttelton.

The property at 26 Canterbury St was purchased in 1878 by the Canterbury Kilwinning Masonic Lodge. In 1881 a single storey brick Lodge hall was built to the design of Lodge member John Barnes (1849 – 1928) with special interior decorative Masonic features by another member, builder, painter and decorator William Radcliffe (1850 -1825). This building served the Lyttelton Masonic Lodge until 1903 when it was severely damaged by fire. A new building also designed by John Barnes was constructed within the shell of the former structure, with the addition of another floor, and was given a timber facade. This was decorated with classical features favoured by Masons for their Lodge buildings. However, those renovations were curtailed in 2011 when the building was rendered uninhabitable.

In 2015 the Kilwinning Lodge sold 26 Canterbury St to the Lyttelton contemporary artist Bill Hammond who adapted it to use as an artist's studio. Hammond added south light windows, a new staircase, a balcony on the north façade and a mezzanine in the former Lodge hall.

Although the new owners have adapted the building for commercial use reference to the former origins of the building in the form of Masonic historic painted symbols have been retained.



All Seeing Eye in the floor tiling

## Category C

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

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### John Jameson Lookout

**Citation:** *The Christchurch Civic Trust recognises the quality of landscape design and the contribution made to the public enjoyment of the natural Port Hills' environment.*

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**Recipient:** Summit Road Society

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**Pou whenua by Caine Tauwhare at the Lookout**

The Summit Road Society has developed the John Jameson Lookout as a safe, accessible site opposite The Sign of the Bellbird, with a spectacular view over Lyttelton Harbour.

This area is known as Orongamai after the nearby peak.

Centuries ago it was the site of a fierce battle between Ngati Mamoe and Ngai Tahu. John Jameson, after whom the Lookout is named, is the grandson of Harry Ell who was an early advocate for the protection of New Zealand's flora and fauna.

In 1906 Kennedys Bush was the first of many scenic reserves on the Port Hills as result of Ell's foresight.

He envisaged a continuous path from Awaroa (Godley Head) to Te Tara o Te Rangihikikaia (Gebbies Pass) and on to Akaroa, with rest houses for walkers, the first being the 1914 Sign of the Bellbird. John Jameson championed the formation of a society in 1948 to protect his grandfather's legacy, and the Lookout with its stone walls marked the Society's seventy fifth anniversary.

Graham Densem designed the Lookout which was a real labour of love. There could have been a cheaper alternative to the superb traditional stone wall construction and funds raised by the concerted efforts of the Summit Road Society, plus enthusiastic support from the stone masons, the engineer, and the Department of Conservation enabled this project to come to fruition. Congratulations to those who have given our city such a great asset.



**John Jameson Lookout carpark**

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