



# Newsletter

October 2009

## CIVIC TRUST AWARDS



### **The Tea House Riccarton Racecourse awarded a Supreme Award**

This year the Christchurch Civic Trust received a total of twelve nominations from which seven awards (including one supreme award) and two commendations were given.

The awards and commendations decided by the awards panel included projects that ranged from the restoration of the Gothic Revival former School of Art building in the Christchurch Arts Centre, to the Canterbury Jockey Club's Riccarton Racecourse tea house, and the large new residential sub-division at Waitikiri, with its associated houses.

We have also included commercial buildings that have undergone substantial change. Among them is the transformation of a former Addington motor garage into a coffee co-operative that ploughs its profits back into third world countries.

One of Christchurch's iconic heritage buildings

the Canterbury Club is also included. The Club has spent \$5 million in restoration, and it is hoped that this rejuvenation will set it up for another century of active life.

At the other end of the scale, a small inner city workers' cottage has been preserved as a town house for its owners.

This year, the linking feature of the awards is that each project has exhibited an element that contributes in one way or another to urban and suburban community cohesion.

All the people involved in these projects deserve appreciation from the community in their efforts to preserve the past for the benefit of the present and future public.

The members of the awards adjudication panel for 2009 were: -Ian Clark (convenor) Lynn Wicks, Joanna Mackenzie, Cory Bedford, and Neil Roberts.

## SUPREME AWARD

*Awarded for the significant restoration upgrade of a heritage building.*

### **Riccarton Racecourse Tea House**

The wooden Riccarton Racecourse tea house is the only surviving building of its kind left in New Zealand.

Designed by the architectural firm of Alfred and Sydney Lutterill it was built in 1903 as a commemorative jubilee project for the Canterbury Jockey Club.

For more than seven decades the tea house was an important on-course amenity on Riccarton race days, but eventually it became obsolete. In the 1980s and 1990s the building was leased out to various tenants and modified. One of its last tenants was Bronwyn Marwick who ran her Loft Gallery in the building. But after that closed it gradually fell further into disrepair and also became subject to vandalism. For a time its future seemed uncertain, until early this century, when M.A. Connelly, the former MP and deputy chair of the NZ Racing Authority, became concerned about the state of the tea house, and with others including Lesley Keast gathered supporters who eventually formed a Trust.

The Tea House Riccarton Park Charitable Trust was formed in 2004 with support from the local community board and the Canterbury Jockey Club. The prime objective was to raise over \$1 million in funds for the restoration of the tea house building. This was a formidable task and funding was difficult, and work had to be suspended for a period. It was restarted after a low interest loan of \$300,000 from the Christchurch Heritage Trust was received, and restoration was able to continue.

Fletcher Construction Co was contracted in partnership with Fulton Ross Team Architects to carry out the restoration work, and fit out the building as an effective function centre. Work on the project that was progressed in 3 stages, began in November 2006, and was eventually completed in October 2008.

The success of this lies not only in the sympathetic restoration that was carried out, but in the fact that it is a heritage building that still retains a use as a gathering place for people, very close to what was intended when it was originally built.

The Civic Trust has pleasure in awarding the Canterbury Jockey Club a supreme award for its initiative and enterprise, to enable the restoration of an important New Zealand heritage building.

## AWARDS

*Awarded for excellence in the restoration and upgrade of a heritage building.*

### **School of Art – Christchurch Arts Centre**

The Christchurch Arts Centre has an ongoing programme of conservation and seismic strengthening on the heritage buildings in its care. The most recent of these has been the 1878 Canterbury College School of Art building, designed by Thomas Cane, on the corner of Hereford St and Rolleston Avenue.

The second oldest building on the Arts Centre site it was originally constructed for use by the first Christchurch Girl's High School, but quickly became too small, and was vacated within two years.

A new use for the building was found with the decision to establish a school of art.

After the arrival of the first appointed headmaster David Blair in July 1881 considerable modification to the interior of the building was made to enable it to function effectively for art education when it opened in February 1882.

By 1893 with the growth of classes, particularly trade classes, more space was required and Thomas Cane was commissioned to design an addition on the northern side of the original building. A further addition followed in 1902 designed by Samuel Hurst Seager. Part of this is today Annies Wine Bar and Restaurant. Further major alterations occurred to the first floor of 1878 building in 1915 when the upstairs corridor was removed and joined with several smaller rooms to create one large space. However conditions remained cramped and in 1957 after 75 years as an art school the building was once more vacated. In the years that followed it had a variety of uses, and tenants, until the mid 1980s when the interior was painted out and refurbished to develop a series of function rooms.

The recent upgrade carried out by Fletcher Construction in association with Holmes Consulting Group and Sheppard & Rout Architects has included not only seismic strengthening but attention to the exterior stone-work and slate roof, but perhaps more significantly a level of conservation to a very high standard has been carried out on the interior.

The Christchurch Civic Trust congratulates the Christchurch Arts Centre Trust for the conservation of this major heritage building and is pleased to award recognition of this.

## **Canterbury Club 129 Cambridge Terrace**

### **Awarded for significant restoration and revitalisation of a major heritage building**

The Christchurch Civic Trust has pleasure in awarding the Canterbury Club for its commitment to the renovation of a major iconic inner city building. The Canterbury Club was formed in 1872 by a group of 151 Christchurch businessmen and professionals that included bankers, lawyers and merchants. The following year a club building was constructed to the design of the architect Frederick Strouts, and remained unchanged until 1907 when substantial additions and alterations were made.

By 2005 the wooden 1873 Canterbury Club building was badly in need of refurbishment and upgrading, and membership was also beginning to wane. In order to save the Club and its building from decline, an ambitious restoration and revitalisation project was initiated. However, faced with a formidable cost the Club had to make some hard decisions about its buildings and the land it owned, and some compromises had to be made to achieve a result that not only maintained the essential fabric of the 1873 structure, but also ensured that the Club would function effectively many decades into the future.

In order to realise such an outcome the architectural firm of Wilkie and Bruce Architects Ltd were engaged to come up with a suitable design solution, which they achieved with great success. Not only have the heritage features of the original club been enhanced but amenities of the Club have been upgraded in the new additions to the building on Worcester Boulevard. These have been sympathetically designed so that they in no way hinder or compromise the major impact of the original building. The result is a most effective amalgam of both old and new.

The Canterbury Club now offers facilities for its members as up to date as any other in the country.

## **Public Trust Office 152 Oxford Terrace**

### **Awarded for significant restoration and revitalisation of a major heritage building**

The Civic Trust is pleased award Taylorspace investments Ltd for its enterprise in undertaking the revitalisation of the former Public Trust Office at 152 Oxford Terrace.

The Public Trust Office building was designed by the architect Cecil Wood in 1922 and opened in 1925 as an office building of neo-classical moderne design. It is considered to be one of the architect's best commercial buildings, and of major heritage significance. Features of the building originally included marble panelling and Queensland maple finishing in the public spaces on the ground floor, particularly in the large seven metre high banking chamber, that was decorated with classical details on pillars and the plaster ceiling.

At the rear of the main structure is a semi-detached building that once housed cars, bicycles and staff facilities. A basement, contained the safe deposit strong room and records.

Over the years this building had undergone much internal change particularly on the ground floor where a mezzanine was added to the banking chamber.

In the early 1990s an additional floor was constructed above the original roof line giving the building a total of 6 levels of office space.

In 2001 after having acquired the building Taylor space investments Ltd had to assess the viable options as a commercial venture, as well as make an attempt at retaining the features of the buildings that had heritage value. The firm of Sheppard and Rout was engaged to design the restoration and conversion of the building to mixed development use. This includes offices on 5 floors, a restaurant, café and bar on the north side and rear of the building accessible by a glazed-in alleyway. As the building had undergone alterations in previous decades original internal features that had survived were refurbished, and enhanced, particularly on the main entry and stairwells. Although some modification has had to occur to internal office areas the exterior street façade, and entry have been conserved and retained without too many changes

The result is a project outcome that has not only heritage retention, but considerable success in sympathetically maximising the buildings use.

## **Addington Coffee Co-operative**

### **This award is given in recognition of community initiative**

For many years the building at 297 Lincoln Road Addington was either a blacksmith, tyre salvage depot or automotive workshop.

In 2005 an enterprising group of young people committed to sustaining the environment through the fair trade of products made by people in third world countries, banded together to form a co-operative. Their initiative was to form a community based business that would use only organic products, especially coffee beans and plough as much of their profits each year back to enable growers and traders who supply either coffee or other products they sell to experience a better way of life.

Once the Lincoln road property was acquired much work had to be put in to restore and renovate the interior of the building that the co-operative intended to use.

In 2008 a mixed business opened which now provides for the Addington community, not only a café restaurant, offering organic coffee and clothing, but also a laundrette and meeting room.

Whilst much of the street frontage is new, the interior retains all the original exposed structure of a workshop, that dates back to the buildings origin.

The Civic Trust commends the Addington Coffee Co-op for its initiative.

## **NG Boutique Café and Gallery**

### **This award is for initiative enterprise and retention of a heritage building**

The two storey commercial building at 212 Madras Street was built between 1905 and 1915 and for many years had 3 and sometimes 4 businesses operating from the same premises. One of these was David M Bain (later D.M.Bain & Sons) importers who occupied the building for almost 70 years, and were later sole occupiers until around 1989.

The present owners purchased the property in the 1990s and undertook the slow process of restoration and renovation of the ground floor and basement areas, and have since developed the premises for mixed use. Ng Boutique clothing and Gallery initially opened in 2005 and was followed by the inclusion of a café in 2006. This collaboration of a boutique, café and gallery is unique in Christchurch and its operation has had the effect

of revitalising an otherwise declining area of the City.

## **Waitikiri Residential Development**

### **This award is for initiative, quality of design and urban environmental consideration**

For decades the suburb's of Christchurch have been blighted by ill-conceived housing scheme developments, with little concern for either community or good urban design. In 2007 when Smith Developments decided to develop a new 52 home subdivision at Waitikiri they set out to try and set new standards of suburban design by drawing on the time tested European village concept.

Located adjacent to Waitikiri Golf Course the Waitikiri residential development presents a new philosophy which combines harmony of good architecture with good community based environmental urban design.

Six architectural firms have been engaged, and include: Peter Beaven, Chaplin Crooks, Don Donnithorne, Trengrove & Blunt, Warren & Mahoney, and Stanley, Joblin & Alfrey. All are committed to realising the concept of individually designed homes, that have the combined sense of unity of architecture, with a well designed natural environment.

Streets have a comprehensive landscaping theme, and house designs have a common identity, that is unified but still diverse creating a complimentary architectural design theme.

The design theme which is synonymous with Canterbury has been influenced by the regions climate, readily available building materials, and the history or architecture in Canterbury.

The houses maintain their individuality while their architecture is in harmony with each other, and their surroundings.

Each of the 52 homes that are built, or in the process of being built will have covenants place upon them, that will ensure that the integrity of the design of this suburban environment will be maintained well into the future.

## COMMENDATION AWARDS

2009

### **The Community Shelter, Cashmere**

*This commendation is for quality of design and urban environmental consideration*

The stone community shelter Cashmere, is located off Dyers Pass Road on the Cashmere Village Green.

The project was undertaken in 2001 in response to the community when a Management Plan for the Village Green was put out for public consultation by the Christchurch City Council.

The shelter was not built as a bus stop, but as a community shelter for recreational use, and also for the benefit of casual walkers and visitors who might want to rest, or admire the view.

One of the objectives of the Management Plan was to: *“ensure that the structure is designed and located to integrate with the immediate surroundings, including the historic Presbyterian Church and to a theme which reinforces and contributes to the character of the green”*

Further consultation with the community concerning the location of the shelter took place during 2006 and 2007. After more consultation, as the bus route had changed, the final plan for the shelter was adopted by the Spreydon/Heathcote Community Board in September 2007.

Funding for the project came from the Christchurch City Council's Transport and Green-space capital budget, and construction took place in two stages over 15 weeks in 2008.

The Christchurch City Council and the Spreydon/Heathcote Community Board and the Cashmere Residents Association, and especially the late Margaret Gilliland, are to be congratulated for achieving such a successful outcome in the design of this community amenity for the Cashmere Village Green.

### **Worker's Cottage, 176 Kilmore Street**

*This commendation is given in recognition of the retention of this heritage dwelling*

This small modest workers' cottage was likely built in the 1880's as it does not appear on Lambert & Strout's 1877 map of Christchurch.

It was originally like many others of its type just two rooms with a lean-to scullery kitchen and washhouse facilities, and a small verandah facing the street. When the present owners purchased it as a potential town house, not only was it in a dilapidated condition, but also sited on a 107 square metre section, one of the smallest in the inner city.

Working from the foundations up, the cottage was slowly renovated over many months. During re-piling it was discovered that the rear lean-to kitchen was beyond restoration, and was replaced by a new addition, which now contains a bedroom bathroom and kitchen, but has only added 10 square metres of space.

In order to retain something of the original character of the cottage a feature wall has been made from the original pit-sawn weather boards that have been reversed and oiled.

As the cottage is sited hard on to the street footpath, wooden louvred shutters that can be raised and lowered to afford privacy and security have been installed.

The Civic Trust has pleasure in commending the current owners of this property for their initiative in the retention and renovation of this early dwelling, that is now the sole survivor of many similar cottages that once graced Kilmore Street.

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## Lecture Series 2010

The recent lunchtime public lectures organised by the Trust will be followed by another series, that will begin in 2010 on the second Friday of each month. The first of these will be held on February 12<sup>th</sup> at 12.30pm. The speaker and topic is yet to be advised.

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## CIVIC TRUST AWARDS



### **Interior of the Riccarton Racecourse Tea House**

A supreme award for the significant restoration and upgrade of heritage building.



### **The Canterbury Club**

Awarded for significant restoration and revitalisation of a major heritage building.



### **Public Trust Office**

Awarded for retention, significant restoration and revitalisation of a major heritage building and considerable success in sympathetically maximising the buildings use.



### **School of Art Interior Hallway**

Awarded for excellence in the restoration and upgrade of a heritage building.



### **NG Boutique Cafe and Gallery Interior 121 Madras St**

Awarded for initiative, enterprise, and retention of a heritage building.

## AWARDS



### **Addington Coffee Co-op, 279 Lincoln Rd.**

This award is given in recognition of community initiative.



### **Waitikiri Residential Development Smith Developments Christchurch**

Awarded for initiative, quality of design and urban environmental consideration.

## COMMENDATIONS



### **176 Kilmore St**

This commendation is given in recognition of the retention of this heritage dwelling.



### **The Shelter The Green Cashmere Christchurch City Council**

This commendation is for quality of design and urban environmental consideration.

## Presentation of the **CHRISTCHURCH CIVIC TRUST AWARDS 2009**

**Members are invited to attend the presentation evening for the Christchurch Civic Trust annual awards, to be held at Our City**

**on  
Tuesday 13 October  
commencing at 5.30pm**

Funded with the support of  
Canterbury Community Trust

## **New Members**

*The Trust welcomes the following  
new members:*

**Lynn Campbell, Sue Goldfinch,  
and Beth Christofferson.**

## THE CHRISTCHURCH CIVIC TRUST EVENTS CALENDAR

October	06	Trust Board Meeting
October	13	Civic Trust Awards - 5.30pm Our City O Tautahi
October	19	Heritage Week Lecture 12.30pm Our City O Tautahi
November	03	Trust Board Meeting
December	01	Trust Board Meeting

### 2010

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February	02	Trust Board Meeting
February	12	Lecture - 12.30pm [to be announced]
March	02	Trust Board Meeting
March	12	Lecture - 12.30pm [to be announced]

### The Trust Board

**Chairman:** Tim Hogan

**Deputy Chairman:** Ted Pryor

**Secretary:** Lindsay Carswell    **Treasurer:** Bruce Alexander  
Cory Bedford, Ian Clark, Anne Dingwall, Ronald Fussell, Joanna Mackenzie,

Neil Roberts, Murette Taylor, David Thornley, Lynn Wicks, Prue Wignall

Contacts: The Secretary 389 4819

The Chairman 366 3322

The Christchurch Civic Trust P.O.Box 1927 Christchurch 8041

## CIVIC TRUST HERITAGE WEEK LECTURE

### Coming Full Circle

On 19 October ~ 12.30-1.30pm

**Our City O -Tautahi**

**Cnr Oxford Tce and Worcester Boulevard**

A talk by Thérèse Angelo, Director of the Airforce Museum of New Zealand Wigram, about the historical journey of Wigram airbase.

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