



Christchurch City Council

HERITAGE GRANTS AND COVENANTS COMMITTEE AGENDA

TUESDAY 3 JUNE 2008

AT 3.00PM

IN THE CAMELLIA ROOM, CIVIC OFFICES

Elected Member Representation:	Councillor Helen Broughton (Chair), Councillors Barry Corbett, David Cox, Claudia Reid and Mike Wall
Staff Representation:	Michael Theelen, Carolyn Ingles, Neil Carrie, Robert O'Connor
General Manager Responsible:	Mike Theelen Telephone: 941 8177
Committee Adviser:	Warren Brixton Telephone: 941-8439

TOPICS

1. APOLOGIES
2. HERITAGE GRANTS AND COVENANTS
3. BRIEFING ON NEW REGENT STREET

HERITAGE GRANTS AND COVENANTS

General Manager responsible:	General Manager Mike Theelen, DDI 941-8177
Officer responsible:	Programme Manager Liveable City
Author:	Neil Carrie

PURPOSE OF REPORT

1. The purpose of this report is to obtain approval for
 - reassessed grants for two properties
 - grants for eight properties
 - covenants for six properties

EXECUTIVE SUMMARY

2. The owners of the properties listed below have applied for Heritage Incentive grant funding or have sought amendments to the original funding decisions. The recommended grant amounts have been calculated for each property reflecting the specific circumstances associated with each application. The criteria for making available Heritage Incentive grants is outlined in the Heritage Incentive Grants Policy that was adopted by the Council on 28 February 2008. The minimum requirement for grants of \$5,000 or more is for a Limited Conservation Covenant. Full Conservation Covenants are required for grants of \$50,000 or more under the Policy Terms and Conditions Associated with Grants – Conservation Covenants, though Full Conservation Covenants are permitted for grants of less than \$50,000.

3. Heritage Grants and Covenants

Heritage Incentive Grants and Covenants are provided for under the Heritage Conservation Policies. Assessing a grant quantum is a process of assessing various factors in relation to heritage City Plan listings, Historic Places Act categories and unranked Banks Peninsula District Plan listings bearing in mind ICOMOS NZ Charter principles.

4. Conservation Covenants

Conservation Covenants are the standard Council documents created under s.77 of the Reserves Act 1977 for the protection of Heritage items. Covenants need to be signed by the owners and the Council before being sealed. The form Request for Affixing of Council Seal needs to be approved for each covenant.

225 High Street – Bonnington’s building

5. At a meeting of the full Council of 2 August 2007 a grant of \$136,200 was approved for the restoration of this City Plan Group 3 heritage building. Heritage-related costs in the original application came to \$534,321. The grant was just over 25 percent of costs. The owner has entered into a full covenant with the Council, which has been registered. After consultation with a Heritage specialist, he restored the shop frontages to the original plans at his own expense but this has not been included in the grant assessment. The restoration project is currently in its final stages. See Attachment 1 for details of the building’s history and heritage significance.
6. The three-storeyed building is part of a precinct of Victorian and Edwardian City Plan listed commercial buildings. The building features relief carving and grouped window openings which generate a recognisable, economical architectural effect. The location, size and style give this building landmark value within the inner city streetscape.
7. The issue at stake is that the initial cleaning of the façade fabric resulted in a mottled effect. A specialist stone mason advised that to restore the façade’s ornate detail and to clean the hardened mould and pollution colourations would cost a further \$47,000 more than was budgeted. While the need to clean the façade is acknowledged the work extended beyond commonly-accepted cleaning techniques and were done without Council advice or approval for the scope of work being carried out.
8. Granting additional funding is provided for under the Heritage Incentive Grants Policy, Terms and Conditions, paragraph 6 - Extent of Work Underestimated: *“In some instances the full extent of the conservation and maintenance work is greater than anticipated. In such cases a further scope of work should be agreed and a revised Grant application submitted for consideration.”* In light of the comments in paragraph 7 it is recommended that a further \$4,700 be approved, which is one tenth of the additional external cleaning costs.

338 Lincoln Road, Former Addington Prison

9. A letter has been received from the owners of the Jailhouse Backpackers requesting that previous grant decisions be reconsidered. The former Addington Prison has been converted into public accommodation as a backpackers hostel. It has a City Plan Group 2 listing. See Attachment 2 for details of the building's history and heritage significance.
10. Originally the owners had expended \$156,736 of their own money into the restoration project because the work was urgent and they were unaware of the Heritage Incentive Grants scheme at the time. The Heritage Covenant Officer Subcommittee meeting of 26 September 2007 granted \$21,675 for the remaining paintwork, protective glass for original wall art works and roof repairs, with a Limited Covenant for 20 years. This was 40% of the outstanding works which cost \$54,186. The Subcommittee declined grant assistance for the works already undertaken.
11. Further grant funding was applied for after additional unanticipated costs amounting to \$17,053 had been identified. This second funding request was submitted to the Heritage Covenant Officer Subcommittee of 11 December 2007. The staff recommendation was for an additional \$28,325 based on both the additional costs as well as a small (approx. 14%) acknowledgement of the work previously undertaken because of the urgency involved, and on the basis that a Full Covenant be entered into. This staff recommendation was declined at the time without agreement of the scope of works.
12. Retrospective funding is provided for under the Council's Heritage Grants policy Terms and Conditions number 5 – Retrospective Grant Approvals: *“Where works have been undertaken without consultation with Council with regard to a grant application at the specific discretion of the HGCC or the Council having regard to any special circumstances which may apply.”* *“The urgency of the work required relating to the risk of damage if the work is not done in a timely manner”* is policy criteria point 5 in the Operational Guidelines, which is used for assessing Heritage Incentive Grant Applications.
13. The grant has been reassessed and it is recommended that consideration be given by the Committee for a full reassessment of the approved scope of works as summarised in the table of costs below. If the reassessment is accepted then it is recommended that the cost for the protective glass be removed from the grant application, as this is for the protection of interpretative art works, rather than conservation and maintenance of the building fabric and can therefore be a charge against alternative Heritage funding resources. Consideration therefore be given to the grant approval be increased to \$50,238 or 40% of heritage-related costs, with a Full Conservation Covenant. The owner is willing to enter into a Full Conservation Covenant with the Council.

Particulars	Cost
Paint exterior	\$48,820
Roof repairs	\$2,056
(Protective glass for wall pencil drawings – part of interpretation \$3,310)	
Completed works:	
Fire protection	\$51,177
Original floor restoration	\$4,537
Original ceiling repairs	\$344
Original barge board repairs	\$127
Original window repairs	\$1,146
Original main rafters repaired	\$1,668
Original glazing repaired	\$15,719
Total heritage-related works excl. protective glass	\$125,594
Proposed grant (40%)	\$50,238

14. Approval is sought for a reassessment of Heritage-related costs, grant of \$50,238 with a Full Covenant and for the form Request for Affixing the Council Seal to be signed.

153-157 High Street – Duncans Building

15. A Heritage Incentive Grant application has been received from the owner of Duncan's Building at 153-157 High Street. The whole of the Duncan's Building is a group of 15 units from 135-165 High Street, which are next to the recently restored Billens building at 167-177 High Street. The whole group of buildings has a City Plan Group 3 listing and a Category II listing on the Historic Places Trust register. See Attachment 3 for details of the building's significance and map.

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16. The two-storied classic commercial building designed by architects A and S Luttrell in 1905, has a regular composition and rhythm of arched fenestration at first floor level, pediments on top of the parapet at regular intervals, and is a good example of constructional polychromy. It was built originally as a stationery and fancy goods shop with a residence on the upper floor. Its construction is of brick, with a corrugated iron roof. The shop fronts have been changed over time but the current owner plans to restore the original frontages.
17. The owner has restored another Heritage building nearby in High Street to high standards and this project will enhance the lower High Street precinct. The building owner will retain the heritage elements. The grant proposed for this building is \$63,800, which equates to 30% of total Heritage-related costs. See table of costs below. The owner will enter into a full covenant on the building.

Particulars	Cost
Earthquake strengthening	\$82,466
Fire Alarm system	\$13,010
Restoration of exterior	\$3,174
Restoration works	\$114,000
Total heritage-related works	\$212,650
Proposed grant (30%)	\$63,800

18. Approval is sought for a grant of \$63,800, a Full Conservation Covenant and for the form Request for Affixing the Council Seal to be signed.

163-165 High Street – Duncan’s building

19. A Heritage Incentive Grant application has also been received from the owner of 163-165 High Street, part of the Duncan’s Building, Lots 1 and 2 of DP 6289. This section of the building is next to the Billens building at 167-177 High Street that has already been upgraded, and two sections north from the properties above (see the planning map in Attachment 3). The architectural and heritage details of the building are the same as for 153-157 High Street. Refer to the same Attachment 3 as the building above.
20. The upgrading of this building will continue the enhancement of the lower section of the High Street precinct. The building owner will retain all heritage elements including exposing the various layers of wallpaper for display in the stairwell, retention of the Edwardian fireplace and surround. The grant proposed for this building is \$64,100. This equates to 30% of total Heritage-related costs, which come to \$213,550 – see table of costs below.

Particulars	Cost
Windows restoration and maintenance	\$12,600
Skirtings restoration	\$1,950
Stair and rails restoration	\$1,800
Flooring restoration	\$2,900
Roof lightwell restoration	\$4,500
Veranda repairs, storm water pipes	\$3,600
Structural upgrade	\$128,200
Fire upgrade	\$58,000
Total heritage-related works	\$213,550
Proposed grant (30%)	\$64,100

21. Approval is sought for a grant of \$64,100, a Full Conservation Covenant and approval for the form Request for Affixing the Council Seal to be signed.

39 Kahu Road – Deans Stables section of Christchurch Boys High School

22. The owner of these buildings, called the Lancaster Block, is the Christchurch Boys High School Board of Trustees, ownership being transferred from the Ministry of Education in 1997. A Heritage Incentive Grant application has been received for the restoration of the block, which has a Group 2 listing in the City Plan. See Attachment 4 for details of these buildings’ history and heritage significance.
23. The utilitarian brick buildings, built in vernacular custom, date back to about the 1880’s and replaced the original wooden farm buildings used as cattle sheds, barns and milking sheds. The single storey building has an arched roof and the double storey building has a hipped roof. The windows are multi-paned and the brickwork detailing at the window heads and cornice level

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give it added architectural significance. Culturally the buildings are significant, being associated with the pioneering Deans family farm and since 1926 with Christchurch Boys High School. It's location on Kahu Road, opposite the entry to Riccarton Bush, gives this group of buildings landmark value within Riccarton. Victorian farm buildings are rare within the city limits. The site also has archaeological significance.

24. The school's Board of Trustees, through the CBHS Deans Stables Museum Committee, wishes to restore the building to become a Museum and research facility. While a fundraising drive is being undertaken the Committee has also applied for Council Heritage Incentive Funding. It has agreed to fully covenant the buildings.
25. It is proposed to offer the CBHS Deans Stables Museum Committee \$27,630, which is 30% of heritage-related costs. See table below for details. The building was deemed to not warrant a greater percentage because changes have been made to the buildings for adaptive re-use for school and classroom use including the addition of internal walls and stairs. The Council contribution therefore reflects the nature of the conservation rather than the total projects costs.

Particulars	Cost
Substructure	\$5,025
Frame	\$28,157
Upper floors	\$4,500
Roof	\$27,950
Exterior walls and finish	\$2,000
Windows and exterior doors	\$3,000
Floor	\$15,965
Fire protection	\$5,000
Drainage	\$500
Total Heritage-related costs	\$92,097
Amount of grant (30%)	\$27,630

26. Approval is sought for a grant of \$27,630, a Full Conservation Covenant and approval for the form Request for Affixing the Council Seal to be signed.

399 Papanui Road, Woodford

27. A Heritage Incentive Grant application has been received from the owners of this well-preserved 1886 two-storey dwelling for the installation of a fire protection system. The property has a City Plan Group 3 listing and is significant for its historic, social and architectural values in particular. See Attachment 5 for details of this property's history and heritage significance.
28. The house has been restored as closely as possible to its 1921-49 era including the original room functions. Features include a steep pitched, gabled roof, a veranda on one side, a wide entranceway and decorative interior and exterior detailing. It has large sash windows. The exterior has had external timber detailing restored after the stucco applied during the 1950's was removed. The house has considerable stud heights giving it the appearance of a four-storey building. A significant shrubbery around the house enhances the setting of the house.
29. A quote for the fire protection system has been received for \$55,000. It is proposed to offer the owners \$16,500, or 30% of costs. While the amount of grant would usually warrant a Limited Conservation Covenant the owners have agreed to a Full Conservation Covenant.
30. Approval is sought for a grant of \$16,500 and a Full Conservation Covenant with the requisite approval to sign the form Request for Affixing of Council Seal.

69-75 Manchester Street – Cecil House

31. A Heritage Incentive Grant application has been received for the restoration and maintenance of Cecil House, which is a City Plan Group 3 building situated on the corner of Manchester and Welles Streets. The three-storied building is significant especially because of its landmark, architectural and historical / social values. See Attachment 6 for details of this building's history and heritage significance.
32. The 1905 building was possibly designed by Collins and Harman as the Metropolitan Hotel and was typical of the period. A considerable number of hotels were built on corner sites in the city around that time, and it may have been built to accommodate International Exhibition visitors. It

was built in Commercial classicism style following the Renaissance palazzo model. The corner is chamfered, the ground floor rusticated, the first floor has pediments and Palladian windows, the second floor rectangular, sash windows, simple cornice and parapet. The external facades are very close to the original. This building is one of a number of buildings on Manchester Street which illustrate the changing use of the street over time and that contributed to the low-rise classical appearance of the streetscape.

33. Quotes have been received for the restoration and maintenance of the building (see table for details). The total heritage-related costs come to \$24,000. It is proposed to offer the owners a grant of 30% being \$7,200 and a Limited Conservation Covenant for 10 years.

Particulars - Heritage-related works	Costs
Convert stairwell and stair as a protective means of fire egress, reinstall original doors	\$2,000
Remove fire stairs and external walkway	\$22,000
Total Heritage-related costs	\$24,000
Grant (30%)	\$7,200

34. Approval is sought for a grant of \$7,200 and a Limited Conservation Covenant for 10 years with the requisite approval to sign the form Request for Affixing of Council Seal.

178 Cashel St - Manchester Street corner, Pyne Gould Guinness building

35. A Heritage Incentive Grant application has been received for the external maintenance of this City Plan Group 4 listed building situated on the corner of Cashel and Manchester Streets. The building is significant especially for its historic, architectural and landmark values. See Attachment 7 for details of this building's history and heritage significance.
36. The four-storey building was designed by S & A Luttrell in 1920 as commercial offices in the Edwardian Chicago Skyscraper style. It was commissioned by the largest group of stock and station agents in Canterbury, Pyne Gould Guinness, formed in 1919. The façade is somewhat austere, the ground floor being of sandstone block veneer and the upper floors being of concrete with a lighter Sydney sandstone veneer. The building features regular fenestration with square heads. It has an arched entrance on the corner. The building is one of several large office buildings in Manchester Street and is an inner-city landmark.
37. The owners of this building propose to undertake specialist cleaning of the exterior, a quote for which has been submitted for \$17,000.
38. The total heritage-related costs come to \$17,000 and it is proposed to offer the owners \$4,375, or 25% of costs, subject to confirmation of the cleaning method and having a test patch done. No Conservation Covenant is required.

13 Churchill Street

39. A Heritage Incentive Grant application has been received from the owners of this dwelling for external maintenance. The property has a City Plan Group 4 listing and is significant for its historic, architectural, group, landmark and technological values. See Attachment 8 for details of this dwelling's history and heritage significance.
40. The two-storied semi-detached Victorian dwelling dating from 1895 has a hipped roof, sash windows, bracketed eaves and a decorative frieze. It is constructed of weatherboard, brick and corrugated iron. Being typical of the period the house may be compared to the Chester Street townhouses. It relates to the properties next door, which are also semi-detached Victorian townhouses, thus raising its significance in terms of both group and landmark values.
41. The property is in need of exterior painting and a quote of \$15,068 has been received. It is proposed to offer the owners \$3,015, which is 20% of the total. Approval is sought for a grant of \$3,015. No Conservation Covenant is required.

32 Dublin Street, Lyttelton

42. A Heritage Incentive Grant application has been received for the external maintenance of this notable building, a domestic dwelling, listed in the Banks Peninsula District Plan Schedule V. See Attachment 9 for details of this dwelling's history and heritage significance.

43. The house is in need of re-roofing, some rotten weatherboards being replaced and exterior painting. The total heritage-related costs come to \$4,066 and it is proposed to offer the owners \$1,020 which is 25%.
44. Approval is sought for a grant of \$1,020. No Conservation Covenant is required.

FINANCIAL IMPLICATIONS

49. Heritage Grants are budgeted for on an Annual basis via the LTCCP. Larger Heritage renovation projects may cover more than one financial period. For these projects it is important that the recipient has confirmation that Council support will be provided for the length of the project before commencement. The 2007/08 budget, including carry-forwards was \$1,123,243.

Annual Budget	07/08
	\$595,000
Carried Forward from Previous year	\$528,243
Total 2007/08 Budget including carry-forwards	\$1,123,243
Grants paid during the year to 30 April 2008	\$309,562
Funds Approved Waiting Up-lifting	\$442,688
Grant Approval Requests (\$242,578)	
Bonnington's Building* – 225 High St	\$4,700
Former Addington Prison – 338 Lincoln Rd	\$50,238
Duncan's building – 153-157 High St	\$63,800
Duncan's building – 163-165 High St	\$64,100
Deans Stables – 39 Kahu Rd	\$27,630
Woodford – 399 Papanui Rd	\$16,500
Cecil House – 69-75 High St	\$7,200
PGG building – 178 Cashel Street	\$4,375
32 Dublin Street	\$1,020
13 Churchill Street	\$3,015
Available Funds	\$128,415
* Funding commitments in future years	

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

50. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2006-16 LTCCP.

LEGAL CONSIDERATIONS

51. Full Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$50,000 or more. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of between \$5,000 and \$49,999.

Have you considered the legal implications of the issue under consideration?

52. Yes. Covenants are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the protection of the Council's investment is protected.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

53. The Heritage Incentive Grants Scheme is aligned to the Community Outcome 'An Attractive and Well-designed City'. This provides for, among other things, ensuring "*our lifestyles and heritage are enhanced by our urban environment*". The success measure is that "*our heritage is protected for future generations*". Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.

54. One of the objectives under the Strategic Direction Strong Communities provides for “*protecting and promoting the heritage character and history of the city*” (Goal 7).

One of the objectives under the Strategic Direction Liveable City is to “*Maintain and enhance the quality of development, and renewal of the city’s built environment, by protecting Christchurch heritage buildings and neighbourhood character.*” (Goal 4)

55. ‘City Development Activities and Services’ aims to help improve Christchurch’s urban environment, among other things. One activity under City Development provides for Heritage Protection, which requires the Council to “*provide leadership, advocacy, resources, grants and conservation covenants to conserve and rehabilitate heritage items*”. One of Council’s contributions is to ensure the city’s heritage is protected for future generations. The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

56. Yes

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council’s strategies?

57. Alignment of the requirement for Heritage Incentive Grants and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

Greater Christchurch Urban Development Strategy (UDS)

Heritage development projects provide opportunities for increased commercial and residential activity in the City while at the same time enhancing the heritage townscape. The UDS considers heritage as an integral part of Christchurch and an aspect of growth management provided for is through the protection, maintenance and enhancement of heritage.

Christchurch City Plan

Heritage redevelopment projects are consistent with the Heritage provisions of the City Plan: Volume 2, Section 4, City Identity, Objective 4.3 Heritage Protection provides for objectives and policies in relation to Heritage protection. It recognises that Christchurch is a cultural and tourist centre, a role mainly dependent on its architectural, historic and scenic attractions. Much of its distinctive character is derived from buildings, natural features, other places and objects which have over time, become an accepted part of the cityscape and valued features of the City’s identity ... Protection of heritage places includes cultural, architectural, ... areas of character, intrinsic or amenity value, visual appeal or of special significance to the Tangata Whenua, for spiritual, cultural or historical reasons. This protection may extend to include land around that place or feature to ensure its protection and reasonable enjoyment. A heritage item may include land, sites, areas, buildings, monuments, objects, archaeological sites, sacred sites, landscape or ecological features in public or private ownership.

Banks Peninsula District Plan

Heritage protection is consistent with the Cultural Heritage provisions of the Banks Peninsula District Plan. These are detailed in chapter 14, Cultural Heritage, Objective 1, and Policies 1A and 1B, p.74.

Central City Revitalisation Strategy

Inner city Heritage improvement projects are consistent with the vision for the Central City to cultivate a distinct identity that is unique to the city’s environment and culture. This strategy places particular emphasis on the heritage of the Central City. The Christchurch Central City contains over half of the city’s heritage assets. The Duncan’s building project will contribute towards visual amenity and uniqueness of the Central City, in particular the High Street precinct between Tuam and St Asaph Streets, which will enhance revitalisation objectives.

New Zealand Urban Design Protocol

Heritage projects improve the quality and design of the urban environment by protecting the heritage of the city, which is stated in the Protocol as being an attribute of successful towns and cities. The Limited Covenants will contribute towards the implementation of the New Zealand Urban Design Protocol of March 2005 of which the Council is a signatory body.

Heritage Conservation Policies

Heritage Incentive Grants are provided for under the Heritage Incentive Grants Policy, a section of the Heritage Conservation Policies. Heritage Conservation Policies align with Community Outcome "An attractive and Well-designed City" through the indicator "Number of heritage buildings, sites and objects."

Heritage Conservation Policies are aligned with Council's Strategic Directions, Strong Communities Goal 7: *"Celebrate and promote Christchurch's identity, culture and diversity by protecting and promoting the heritage character and history of the city."* and Liveable City Goal 4 of: *"Maintain and enhance the quality of development, and renewal of the city's built environment by protecting Christchurch heritage buildings and neighbourhood character."*

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted. The concept of places incorporates landscape, buildings, archaeological sites, sacred places, gardens and other objects. ICOMOS considers that countries have a "general responsibility towards humanity" to safeguard their heritage for present and future generations.

CONSULTATION FULFILMENT

58. There is no requirement for community consultation for Heritage Incentive Grants.

STAFF RECOMMENDATION

It is recommended that the Council approve the grants, including the reassessment for two, approve the Conservation Covenants being entered into under s.77 of the Reserves Act 1977 and signing the form Request for Affixing of the Council Seal for the buildings listed below:

- (a) Bonnington's Building – 225 High Street,
 - (i) That the Committee approves the reassessment of the grant approval, and
 - (ii) That a further grant of \$4,700 be approved
- (b) Former Addington Prison – 338 Lincoln Road
 - (i) That the Committee approves the reassessment of the grant approval, and
 - (ii) That a further \$28,325 be approved with a Full Covenant.
- (c) Duncan's Building – 153-157 High Street, \$63,800 grant, Full Covenant
- (d) Duncan's Building – 163-165 High Street, \$64,100, Full covenant
- (e) Dean's Stables – 39 Kahu Road, \$27,630, Full covenant
- (f) Woodford – 399 Papanui Road, \$16,500, Full Covenant
- (g) Cecil House – 69-75 High Street, \$7,200 grant, Limited Covenant for 10 years
- (h) Pyne Gould Guinness building – 178 Cashel Street, \$4,375 grant
- (i) 13 Churchill Street, \$3,015 grant
- (j) 32 Dublin Street, Lyttelton, \$1,020 grant

BACKGROUND

59. The Council is bound by the obligations under the Resource Management Act 1991 and its subsequent amendments in 2003. This legislation provides for Heritage as a matter of national importance.
60. The budget currently allocates monies for grants to owners of heritage buildings, places and objects listed in the Christchurch City Plan and the Banks Peninsula District Plan. This is in recognition of the additional responsibility that maintaining and preserving such buildings can impose on their owners. Heritage Incentive Grants are made available as assessed by the criteria listed under the policy and each application is assessed on its merits and circumstances. City Plan ranked Heritage listings, Historic Places Trust Categories, or Banks Peninsula District Plan unranked listings of Notable Buildings are used as the main criteria in estimating a property's grant quantum, with the other criteria used as modifying influences. These other criteria, listed under the Council's Heritage Incentive Grants Policy Operational Guideline 2 – Criteria for Assessing Heritage Incentive Grant Applications are: the relative heritage value of the item, the contribution the project will make towards retaining the building, the degree to which the proposed works are consistent with conservation principles and practice of the ICOMOS (NZ) Charter, urgency of work, availability of funds, and whether previous Heritage Incentive Grant assistance has been given for the same property.

THE OBJECTIVES

61. The objectives are to work in partnership with private investors for the betterment of Christchurch City at present and into the future. The Heritage Grants Scheme is an effective non-regulatory tool towards this end. Heritage is a significant factor in the tourism sector and one of the city's main income generators. It is in the city's interests to preserve its heritage for economic and social reasons; it is thus in its interests to protect its investment towards this end by approving the grants and covenants.

LISTED HERITAGE ITEM: 225 HIGH STREET

HERITAGE ITEM NAME(S): 225 HIGH STREET

225 High Street was designed by the architect T.S Lambert in 1883 for Bonnington's, the manufacturing chemist renowned for their famous cough mixture 'Bonnington's Irish Moss' – which remains a household name today. Bonnington and Co Ltd Manufacturing Chemists was founded by George Bonnington (1837-1901) in 1872 who was one of the better known pharmacists of early Canterbury.

In 1872 Bonnington opened his first chemist shop in Christchurch on Colombo Street. He moved to a number of different locations in the Cashel/ High Street area, the best known store being 225-227 High Street. The original masonry construction of Bonnington's 225 High Street store is still standing, and is a Group 3 Protected Heritage Item in the Christchurch City Plan.

The architect of 225 High Street, T.S Lambert (1840 – 1915) arrived in Christchurch in 1874 and worked as an architect and surveyor. Within the immediate vicinity of High Street, Lambert designed several prominent buildings of which only four remain, including 225 High Street. These include: the first floor façade of St James Theatre (Odeon) built 1881-83, Canterbury Farmer's Association Building, later part of Cashel Chambers (1882) – which remains in part with only the principal façade being retained, and Lambert's Highlight House (c.1880), an inner city landmark building marking the north-west corner of Cashel and Manchester Streets.

Lambert's work within this precinct is highly significant due to his distinctive architectural style and the prominence of location. The original Bonnington's building at 225-227 High Street is rendered in the architectural style of commercial classicism. Commercial classicism was used by Lambert in many of the buildings he designed. This Victorian and Edwardian style of commercial building was the predominant style used in the construction of the surrounding High Street precinct in order to reflect its place as a popular area for commercial activity.

225 High Street is located next to the former Strange's building designed by Collins and Harman. Strange's is a multi-storey, rounded corner building, and a landmark in the central city. The commercial classicism of the Strange's building with its quoins, pilasters and cornice details are significant architectural elements that feature on other High Street buildings. Contributing to the streetscape of Victorian and Edwardian commercial classicism, 225 High Street visually complements Strange's and remains an important aesthetic link to the character of High Street.

Although alterations to 225 High Street have occurred – including the removal of the parapet and bull-nosed verandah – the façade is largely unchanged with its relief carvings, including rondels on the first floor. The fenestration, framed with classical arches, is significant in relation to other surrounding heritage items. In Figure 1 (attached), it is evident that the window placement and modulation of classical features



ATTACHMENT 1

were common elements associated with the architectural design of the original buildings in the streetscape. The building next to 225 High Street has now been demolished and replaced with the Work and Income New Zealand building leaving 225 High Street and Strange's to retain the heritage character of this section of High Street.

Central City Revitalisation Project

The Strategy and Planning Group believe that the renovation of 225 High Street has significant linkages to the revitalisation effort. Beyond the value placed on the preservation and reuse of significant heritage buildings, it is believed that the renovation of 225 High Street would contribute directly to a number of Council initiatives in the Central City. Specifically, the proposed renovation of 225 High Street would support:

- City Mall renovation - The Council is currently engaged in an upgrade to the City Mall and is supporting redevelopment throughout the precinct. The heritage buildings within the precinct have been identified as a significant, yet underutilised asset in this redevelopment. The renovation of 225 High Street directly supports the broader revitalisation effort within the City Mall precinct
- Cathedral Square - Central City South connection - The Council is endeavouring to create stronger linkages within the Central City. One key component of this is strengthening the between Cathedral Square and the Central City South via High Street. The improvement of a significant building on what is arguably the weakest section of this High Street linkage would be extremely valuable.
- Office decentralisation - The Central City team has identified office decentralisation to suburban locations as a major issue for the Central City. The proposed renovation of 225 High Street includes the development of commercial office space which supports our efforts to retain the Central City as the commercial hub of the region.

The renovation of 225 High Street will re-establish the building as an asset in the Central City. In particular, the renovation will clear away much of the clutter that has developed over time at the ground floor, and lighting at street level and of the architectural features of the building be greatly enhanced.

Figure 1



View of High Street - Bonnington's 225 High Street (2nd from left)

**HERITAGE ASSESSMENT LISTED HERITAGE PLACE
ADDINGTON JAIL, LINCOLN ROAD**

PHOTOGRAPHS



c2005

STATEMENT OF HERITAGE SIGNIFICANCE

Addington Prison is of historical and social significance as a Victorian jail building constructed in 1872. The jail was built to relieve congestion at the Lyttelton Gaol, the City's first and only penal institution at the time.

The first stage of the prison was built in 1870 as a women's prison – only some exterior walls remain of this today. The main prison building was constructed for the incarceration of male prisoners.

The prison is of historical significance for its use as a prison for men and women at different times. The building and site are also of historical significance for its use by the military for defence purposes – the jail building was used for weapon and equipment storage.

The prison is of historical and social significance for its connection to Edward Seager, Canterbury's first police sergeant, Addington Gaol's first gaoler and Sunnyside Hospital's first warden.

Also of social significance is the use of the prison building for a prison once again more recently in the 1990s. This was much criticised as the Victorian conditions and limited facilities of the building were severely inadequate for modern day standards.

The prison building is of cultural and spiritual significance as it illustrates the penal philosophy of the Victorian period. It is a place which is likely to have different associations to different people – some positive and some negative.

The building is of architectural and aesthetic significance as an important work by pre-eminent Gothic Revival architect Benjamin Mountfort. The building is only one element of Mountfort's original plans for a much larger complex of buildings in a radial design which was never realised. The design of the building reflects typical institutional building design for the Victorian period. The building is an elegant, symmetrical and well proportioned building with Gothic Revival stylistic influences which are particularly evident in the forms of the window and door openings. The building is remarkably intact, with the catwalk and cells still evident.

Addington Jail is of contextual (group, setting and landmark) significance as one of the earliest buildings in Lincoln Road, and one of a number of City Plan Protected Heritage Items in the Addington area. The distinctive roof form, location, and history of use as a prison lend the building landmark significance.

The gaol is of archaeological significance for its potential to hold evidence of human activity prior to 1900.

Addington gaol is of technological and craftsmanship significance for its early use of concrete construction.

Addington Prison has national heritage significance and is currently listed in the City Plan as a Group 2 heritage item.

REFERENCES:

CCC Heritage file

ASSESSMENT COMPLETED: 9.8.2007

AUTHOR: Amanda Ohs

PEER REVIEWED: +.+.+

REVIEWER: +

ASSESSMENT UPDATED: +.+.+

AUTHOR:

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**HERITAGE ASSESSMENT LISTED HERITAGE ITEM
163-165 HIGH STREET – DUNCAN’S BUILDINGS**

PHOTOGRAPH 2007 – DUNCAN’S BUILDING



PHOTO - DUNCAN’S BUILDINGS C.1999

STATEMENT OF HERITAGE SIGNIFICANCE

The Duncan’s Buildings are located between 135 and 165 High Street. The buildings have multiple separate titles but the complete building is listed in the Christchurch City Plan as a Group 3 protected heritage item. The Duncan’s Buildings form a continuous streetscape and the building as a whole is significant in terms of its visual impact in the stretch between Tuam and St Asaph Streets.

The Edwardian commercial buildings were built for Mr E.R Duncan who resided there and conducted his business from the premises – a stationary and fancy goods store. It contained 16 shops and dwellings. The High Street precinct was an important commercial area that developed significantly in the second half of the nineteenth century and has continued to thrive. This commercial and business area has both social and historical significance to the development of the city and the establishment of many well known Canterbury businesses.

The Duncan’s Buildings were constructed in 1905 by the Luttrell Brothers. In partnership since 1897, brothers Sidney (1872-1932) and Alfred (1865-1924) Luttrell established what was to become one of New Zealand’s foremost Edwardian architectural practices, the Luttrell’s became particularly well-known for their commercial work. The Luttrell’s spent time working in Tasmania before venturing to Canterbury and the Duncan’s Buildings were one of the Luttrell’s earliest commissions in Canterbury, so the buildings are similar to the style of the Luttrell’s Tasmanian work.

The Luttrells' chief contribution to New Zealand's architecture is regarded as the introduction of the 'Chicago Skyscraper' style with nearby central city examples such as the Lyttelton Times building (1902) in Cathedral Square, and the New Zealand Express Company's buildings in Manchester Street (1905-7). The firm also designed a number of buildings for the racing community, were the unofficial architects of the Roman Catholic Church in Canterbury during the 1910s, and served as principal architects to the firm of Pyne Gould Guinness through the first decades of the 20th century.

The length of the Duncan's Building terrace is impressive in its scale and form and the consistency of materials contribute to this. Materials used in construction include brick and corrugated iron for roofing. These materials were commonly used at the time and relate to several other buildings constructed within the High Street precinct.

The contextual significance of the Duncan's Buildings are highly important and are part of an important architectural precinct along High Street. There has been extensive heritage work carried out in the stretch between Lichfield and Tuam Streets, and this block is one of the most intact Victorian/Edwardian streetscapes in the central city. The Duncan's Buildings are the key buildings that maintains the heritage character of this High Street streetscape. The Duncan's Buildings also relate to the nearby Hurst and Drake building which is also a Luttrell Brothers design, as well as the Billen's Building – all of which add to the landmark significance of this section of High Street.

Archaeological significance is possible on this site as pre-1900 human activity is known to have been present and active. Therefore the site has potential to hold archaeological evidence.

REFERENCES:

CCC heritage files and plans

ASSESSMENT COMPLETED: 12.05.2008

AUTHOR: Sarah Dwyer

**HERITAGE ASSESSMENT LISTED HERITAGE ITEM
39 KAHU ROAD**



PHOTOGRAPH C.2005

Christchurch City Council Heritage Files. Swimming pool located on site of cattle yard, conversion of painted buildings to classroom use.



PHOTOGRAPH C.2005

Deans farm buildings, Christchurch City Council Heritage Files.

CONTEXTUAL SIGNIFICANCE OF HERITAGE FEATURES WITHIN WIDER SETTING
 FIGURE.1 – REFERENCE: A.OHS (2007)



- 'Natural'/landscape features/vegetation
 (A) Riccarton Bush, (B) Riccarton House Grounds, (C) Former paddock/Boys High School grounds, (D) Hawthorn hedge
- Buildings (1) Deans Cottage, (2) Riccarton House; (3) Brick Farm Buildings
- Structures – brick bridges
- Circulation – Lime Tree lined driveway (see Appendix 1, Figure 21 for tracks in bush)
- Water body – Avon River
- Sites – original cottages and outbuildings (I); Weir, dam and water wheel (II)

STATEMENT OF HERITAGE SIGNIFICANCE

The Dean's Farm Buildings built 1883-1885 are of historical and social significance. They are listed in the Christchurch City Plan as a Group 2 protected heritage item. The relationship of the farm buildings to the Deans family is an extremely important connection as it is located within the cultural landscape of Riccarton Bush.

Riccarton Bush is recognised as the site of the first European settlement on the Canterbury plains (James Herriot et al 1840-March 1841) and the long association (1843-1947) with William and John Deans, Scottish émigrés, and their family and descendants. The Deans named their farm 'Riccarton' and this was long known as the Dean's estate. The family also made their mark on the history of the city with their naming of the Avon River in Christchurch after the parish and stream in the homeland.

The Deans' farm is also considered to have been pivotal in the decision to locate the Canterbury Association settlement on the Canterbury Plains. Captain Joseph Thomas, chief surveyor of the Canterbury Association was sent to New Zealand to find a suitable block of land in 1848. He visited the Deans and they provided a report on their experiences (Ohs, 2007). Therefore, the farm buildings can be considered an important historical footprint in the foundation of Canterbury.

The location of the Dean's Farm Buildings in what was once the extended setting of Riccarton Bush has cultural and spiritual significance to Maori as Putaringamoutou - a Ngai Tuahuriri mahinga kai settlement and timber source from the 1800s.

Putaringamoutou formed part of a wider landscape of trails and settlements which reflect the Maori way of life prior to European settlement. However, it also has cultural significance because of the interactions between Maori and Europeans living and working together within this area. The Deans family initially leased the land from local Maori c.1846 and after the Crown purchase of Ngai Tahu land, and the survey of Christchurch, they purchased 400 acres for their farm in 1849, including half of the remaining bush (Ohs, 2007).

When highlighting the significance of the farm buildings it is necessary to understand what such buildings were used for. The Deans farmed sheep, cattle, horses, poultry and pigs and cultivated wheat, oats, barley and potatoes. The family established a vegetable garden and fruit trees, undertook cattle grazing, and operated a reputable stud farm from the 1870's onwards.

The farm buildings included – stable, cattle sheds, barn, timber and ironwork stockyard, manure shed, gates, boiler shed, coach house, troughs, fowlhouse, dairy, meat safe, bridges, coach house, implement sheds, piggery, bacon house (Ogilvie, 1996).

Architectural significance is accorded to the Farm Buildings as they form a group of brick buildings associated with the Dean's Estate. Constructed between 1883 and 1885 they are one of few remaining farm buildings in Christchurch. The buildings are also a rare example of the steading arrangement of buildings around a central yard and the Christchurch Boys' High School field is a nearby reminder of the grazing

paddock originally used for farming purposes (Ohs, 2007). The One and two storey brick buildings have hipped or arched roofs, multi-pane windows, and brick detailing at the windows heads and cornice levels. Alterations have occurred particularly in their conversion to classrooms and school buildings for Christchurch Boys' High School.

The 82 year use by Christchurch Boys' High School adds another layer of historical significance and the school has used the farm buildings as changing sheds, workshops, artillery store, bicycle shed, gymnasium, and classrooms. While the conversion to classrooms and school buildings is far from the intended purpose of construction, they have remained in the possession of the same institution who have continued to use them on site and as an integral part of their every day operation as a school.

The contextual significance of the farm buildings is highlighted in Figure 1. The relationship to the other heritage features within the wider setting of Riccarton Bush include Deans Cottage (1843), Riccarton House - built in three stages (1856, 1874, 1900) – all Group 1 protected items, two brick bridges (1880s) erected by the Deans, the lime tree lined driveway, and the Avon River. Within the grounds of the farm buildings there are a number of mature exotic trees planted by the Deans Family.

In relation to the wider spatial relationship of the Deans estate, it is said that Hagley Park was intended to physically separate the Deans settlement (Scottish Presbyterians) and the town centre of the new Canterbury Association (Anglican) settlement (Ogilvie, 1996).

Archaeological significance is highly likely on this site as pre-1900 human activity is well recorded and documented. Therefore the site has potential to hold archaeological evidence and it is possible that the Deans drainage systems may exist as archaeological remains within the grounds of the Christchurch Boys' High playing field.

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Putaringamoutu/Riccarton Bush and Former Deans Estate 12 kahu Road, Christchurch, New Zealand. Christchurch, 2007.

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AUTHOR: Sarah Dwyer

**HERITAGE ASSESSMENT LISTED HERITAGE ITEM
399 PAPANUI ROAD – “WOODFORD”**



PHOTOGRAPH C2004

STATEMENT OF HERITAGE SIGNIFICANCE

‘Woodford’ was constructed in 1887 by Mr Albert Kaye, a prominent Christchurch figure, and is listed in the Christchurch City Plan as a Group 3 protected heritage item. Woodford has historical and social significance because of its association to past owners and the activities that have occurred within the home.

Albert Kaye was a prosperous grain merchant in Christchurch and one of the founding members of the Christchurch Beautifying Association – being elected vice president/ chairman from 1906 to 1919. Among other social responsibilities Kaye was chairman of the Lyttelton Harbour Board and director of the Christchurch Meat Company in 1900. However, with the international depression in the 1880’s Kaye’s business in export was one of the many that suffered.

Kaye sold the property to close family friends in 1890 to Joseph Palmer and his wife Emily Anne. Palmer has a long and successful career as Chief Officer for the Union Bank of Australia and held many other directorships. Palmer’s investments in large sheep farms around Canterbury meant he played an important role in the early financing of the Canterbury Provincial Government. When Palmer purchased Woodford in 1890, it was referred to by the Press as a ‘Mansion’.

Woodford holds cultural significance as it acquired its name after the town of Woodford Green, near London, where Kaye was educated as a young man. The dwelling Woodford has kept this name since its construction, and therefore

acknowledges the pattern of early migrants who named their places of residence after in reference to the Old World from which they came. It also reflects the strong imperial connection to Britain and the ideal settlement of New Zealand as a 'little England'

Woodford has architectural and aesthetic significance, and there is speculation that the early design could have been undertaken by Frederick Strouts, though this has not been confirmed. Strouts played a significant role in raising the professional status of architecture in colonial Christchurch, and he was a prolific architect with tender notices for over 100 contracts being published in his name.

Woodford was initially a smaller residence before Kaye sold it to Palmer in 1890. Palmer immediately set about extending the dwelling, eventually doubling its size to more than 1020sqm. With nearly 40 rooms it was one of the biggest houses in the city. Part of the first enlargement of 1891 included a wing on the South East side containing three bedrooms upstairs, a billiard room, a cellar, and servants' dining room. Further additions were new stabling (now lost), a servants' accommodation wing (demolished in 1921), and extension of the morning room to a ball room. These additions were faithfully carried out in respect of the original design and were possibly carried out by the England brothers.

The history and development of Woodford went through dramatic changes after 1949 when Dr Stanley Foster - owner from 1929 – died. Foster had previously removed the 1891 addition leaving the homestead with 27 rooms. From 1949 onwards the property was converted into a boarding house, then a combination nursing home and rooms. The residence was partitioned into ten lettable rooms, and then five self contained flats, before being purchased by Jill and Trevor Lord in 1984. The Lord family have restored the house as closely as is practicable to the 1921-1949 era floor plan.

Woodford has contextual significance as it is part of many stately homes built along Papanui Road during this period. Other large houses in the Papanui Road area are also listed and include the likes of Stowan, Te Koraha and Acland House. Many of these properties have been converted for educational purposes, therefore it is highly significant that Woodford has returned to a residential dwelling.

Archaeological significance is possible on this site as pre-1900 human activity is known to have been present and active. Therefore the site has potential to hold archaeological evidence.

REFERENCES:

CCC heritage files and plans

ASSESSMENT COMPLETED: 23.04.2008 **AUTHOR:** Sarah Dwyer

**HERITAGE ASSESSMENT LISTED HERITAGE ITEM
69-75 MANCHESTER STREET – CECIL HOUSE**



PHOTOGRAPH 2007 – CECIL HOUSE

STATEMENT OF HERITAGE SIGNIFICANCE

The building located at 69-75 Manchester Street is known as ‘Cecil House’ and is listed in the Christchurch City Plan as a Group 3 protected heritage item.

Cecil House was constructed c.1905 possibly to a design by Collins and Harman. The building is located on the corner of Manchester and Welles Street and was originally built as a hotel. The first land owner named on the Certificate of Title (190/103) was Richard May Morten of Christchurch who purchased the site in August 1900.

Richard May Morten was born in Buckinghamshire, England, and arrived in Canterbury in 1860 after a short stay in Tasmania. He became a wealthy sheepfarmer at Rakaia and elsewhere south-west of Christchurch, and had interests in stations such as ‘Ahuriri’ at Tai Tapu and ‘Erewhon’. In 1865 he bought the block of land on Colombo Street from Cathedral Square through to Hereford Street, known as Morten's Block. Morten's Buildings were built here in about 1885. In about 1905 these buildings became the United Service Hotel, a luxurious establishment which rivalled the Clarendon for the next 80 years.

In a souvenir from the International Exhibition in Christchurch held 1906-1907 there is an advertisement for ‘Mrs Parson’s Private Hotel’ on Manchester Street. Mrs Parson’s was the proprietress and the hotel is positively identified as what is now known as Cecil House (69-75 Manchester Street). The advertisement reveals that the hotel had over 60 rooms and conveniences such as baths (hot and cold) and lavatories. A major selling point for this turn of the century hotel is that it was located within a two minute walk from the train station, and that the electric tram passed the premises every five minutes.

Hotels were then a profitable enterprise in Christchurch and were often constructed on corner sites. Many of these hotels were built around the time of the International Exhibition of 1906-1907, including the Carlton (Group 2), the Crown Hotel (Group 2), and the Prince of Wales. Accommodation was in demand for the 1906-1907

International Exhibition with nearly 2 million visitors attending the event. This number exceeded expectations considering New Zealand's total population at the time was less than one million.

Richard Morten and Arthur Morten leased the site to Mary Ann Gregory in April 1911 for a period of seven years. Later James Fillery was associated with the building – then known as the Metropolitan Hotel – until in June 1950 the hotel was transferred to Hotel Cecil Limited, and from herein ‘Cecil’ has remained in the name of the building.

Architectural significance is reflected in the style of the building as well as the architects involved in the construction and later alterations. It is possible that the architectural firm commissioned to design the original hotel was the well-known partnership of Collins and Harman, though this has not been confirmed. However, Collins and Harman were responsible for the later 1926 alterations to the Metropolitan Hotel, and these plans are still in existence and available in the Council’s heritage files.

John James (J.J) Collins and Richard Dacre Harman were probably the first New Zealand born, educated and trained architects. After some years at Christ’s College they were both articled to Armson, and they continued to practice after his death in 1883. J.J’s son J.G Collins joined the practice in 1903.

Cecil House is designed in the style of commercial classicism that was popular with a number of buildings and other hotels constructed around this time. The chamfered corner of the three storey hotel building has various architectural elements that demonstrate a palazzo design influence. The ground floor is rusticated with the use of large classical arch windows, while the first floor has Palladian style windows with ornamental pediments above. The second floor has small rectangular sash windows, and a simple cornice and parapet completes the low rise classical building. Alterations to the ground floor in 1926 allowed for the creation of four retail outlets along the Manchester Street façade. A vestibule situated between Shop 3 and Shop 4 led to the central stairwell and to the accommodation on the first and second floors.

The brick and plaster construction of Cecil House is similar to other buildings executed in the Commercial Classical and Renaissance Palazzo style in central Christchurch during this period –The grandeur of the extant Lichfield Street facades is an example of this.

The corner location gives Cecil House some contextual significance, and its site on Manchester Street continues to be a major traffic thoroughfare. Therefore, the low rise classical building is attributed some landmark value.

Archaeological significance is possible on this site as pre-1900 human activity is likely to have occurred, particularly as it is thought that a building existed on this site before the hotel built by Morten c.1905. Therefore the site has potential to hold archaeological evidence.

REFERENCES:

CCC heritage files and plans

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AUTHOR: Sarah Dwyer

**HERITAGE ASSESSMENT LISTED HERITAGE ITEM
178 CASHEL STREET – PYNE GOULD GUINNESS**



PHOTOGRAPH 2005 – 178 CASHEL STREET

STATEMENT OF HERITAGE SIGNIFICANCE

The Pyne Gould Guinness building located at 178 Cashel Street was constructed between 1920 and 1922 and is listed in the Christchurch City Plan as a Group 4 protected heritage item.

The Pyne Gould Guinness building has historical and social significance as it was built for the largest stock and station agents in Canterbury. Pyne Gould Guinness Ltd (PGG) was formed in 1919 from the merger of three stock and station firms. The new PGG was a substantial farm financier, wool broker, and agent and attorney for investors. During the Depression years of the 1920s and 1930s, Pyne Gould Guinness, along with many other businesses were faced with difficult economic decisions. However, PGG were one of the major mercantile firms – along with Dalgety’s and the Canterbury Farmers’ Co-operative – and between these merger companies and the banks they controlled almost all the rural credit by the end of the decade. Pyne Gould Guinness recognised the problem affecting Canterbury farmers and in the late 1920s wrote off £250,000 of debt to enable clients to stay on their farms (Grigg, 1982).

Pyne Gould Guinness has cultural significance as one of the major mercantile firms that established itself in Christchurch and the wider province during the first decades of the twentieth century. The impact these firms had in the local consciousness can not be underestimated, as industry was the key to economic growth and subsequently the general well being of the entire community.

Economically, town and country were connected by two agencies – the stock firms and the processing industries (Grigg, 1982). The building at 178 Cashel Street is a visual reminder that Christchurch had steadily strengthened its position as the economic capital of Canterbury, and Pyne Gould Guinness was the biggest name amongst the local stock firms. The Pyne Gould Corporation as it is now known, continues to prosper as a New Zealand business and it is of cultural significance that

the company remains based in Christchurch and is a strong point of reference to the growth of the city.

Architectural significance is attributed to the Pyne Gould Guinness building for its architectural and aesthetic value. Designed by the notable Luttrell Brothers, and completed just two years before the death of Alfred Luttrell, the PGG building established the 'plain' style of architecture which prevailed in the office of S. & A. Luttrell during the 1920s (Art New Zealand, 1989).

In partnership since 1897, brothers Sidney (1872-1932) and Alfred (1865-1924) Luttrell established what was to become one of New Zealand's foremost Edwardian architectural practices, the Luttrell's became particularly well-known for their commercial work. Their chief contribution to New Zealand's architecture is regarded as the introduction of the 'Chicago Skyscraper' style with nearby examples such as the Lyttelton Times building (1902) in Cathedral Square, and the New Zealand Express Company's buildings in Manchester Street (1905-7). The firm also designed a number of buildings for the racing community, were the unofficial architects of the Roman Catholic Church in Canterbury during the 1910s, and served as principal architects to the firm of Pyne Gould Guinness through the first decades of the 20th century.

The monumentality of the Pyne Gould Guinness building at 178 Cashel Street is the chief characteristic of this prominent corner building, and reflects the architectural ideas of post war office buildings. The interest in a business-type imagery – one of permanence and corporate stability – is visible in the austere treatment of the principal elevations (Art New Zealand, 1989).

Craftsmanship value is attributed to the Pyne Gould Guinness building by combining a reinforced concrete construction with a veneer of Sydney sandstone. The skyscraper style works of the Luttrell Brothers reveal their advanced approach to technology and innovative styling, whereby they looked beyond the traditional English models of architecture to address changes in building use, scale and architectural treatment.

The Pyne Gould Guinness building is situated on the corner of Cashel Street and Manchester Street and has contextual significance because of its landmark value. The monumental Pyne Gould Guinness building is one of several large office buildings located along Manchester Street that were built in the early to mid-twentieth century and attest to the commercial trend of this inner city street. Other examples include the former New Zealand Express Company building (1906, Group 2), and the Manchester Unity building constructed in 1965 (Group 3).

Archaeological significance is possible on this site as pre-1900 human activity is known to have been present and active. Therefore the site has potential to hold archaeological evidence.

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CCC heritage files and plans

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AUTHOR: Sarah Dwyer

**HERITAGE ASSESSMENT LISTED HERITAGE ITEM
13 CHURCHILL STREET**



PHOTOGRAPH C2003 – 11 AND 13 CHURCHILL STREET

STATEMENT OF HERITAGE SIGNIFICANCE

The residence at 13 Churchill Street was constructed in between 1895 - 1904 and is listed in the Christchurch City Plan as a Group 4 protected heritage item.

The two-storeyed, semi-detached Victorian dwelling has historical and social significance. The land was originally reserved for the Church of England Cemetery, though this was never carried out on these parcels. Helen and Arthur Lane owned all of the land from 'Riverview Lodge' on the Cambridge Terrace corner to Number 17 Churchill Street between 1903 and 1912. The Lane's purchased this land from Harry Leader, however, it has not been confirmed whether 13 Churchill Street was built for Leader or Lane.

Arthur Lane emigrated from Bedford, England where he worked in a law firm. In Christchurch he was a junior partner in the office of Dearsley and Lane. He also spent time working in the Canterbury Hotel in Lyttelton and the Somerset Hotel in Ashburton, and eventually entered the house and estate business with Mr Dearsley. Dearsley also spent time living in one of the Churchill Street dwellings.

This heritage item is of architectural significance because it is designed in a style that was not common in Christchurch. The dwelling at 13 Churchill Street is part of a group of semi-detached Victorian townhouses extant from 11 to 17 Churchill Street. This group of buildings can be compared to the Chester Street houses – also a set of four semi-detached houses – and all are comparatively unusual in terms of residential development for the time. The architectural style of the Churchill Street dwellings

have been likened to the semi-detached dwellings that was already popular in San Francisco.

Architectural elements include a hipped roof form, sash windows, bracketed eaves, and a timber verandah with simple posts and a decorative frieze. The materials of construction include timber, brick, and corrugated iron. While the materials are typical, it is the form and style these materials give shape to that make the Victorian style townhouses architecturally and technologically significant.

Contextual significance is evident for 13 Churchill Street as the dwelling is part of a group of unique semi-detached Victorian townhouses. The units make a contribution to the streetscape due to their size, style, and consistency of material and scale. The location therefore gives these dwellings some local landmark value. A backdrop of mature trees form the setting of the townhouses which border the Barbadoes Street Cemetery.

Archaeological significance is possible on this site as pre-1900 human activity is known to have been present and active. Therefore the site has potential to hold archaeological evidence.

REFERENCES:

CCC heritage files and plans

ASSESSMENT COMPLETED: 23.04.2008 **AUTHOR:** Sarah Dwyer

**HERITAGE ASSESSMENT LISTED HERITAGE ITEM
32 DUBLIN STREET**



PHOTOGRAPH C2005



PHOTOGRAPH APRIL 2008

STATEMENT OF HERITAGE SIGNIFICANCE

This early Lyttelton dwelling is of historical and social significance. It is recognised in Appendix V of the Banks Peninsula District Plan as a Notable Building. The cottage would have been constructed mid-1860s to 1870, and is representative of Lyttelton's social and economic development. Lyttelton has a strong connection to Maori (Waitaha, Ngati Mamoe and later Ngai Tahu), as well as European settlers. Lyttelton had previously been called Port Cooper and Port Victoria and was primarily used by early whalers and traders. Lyttelton was selected as a colony by the Anglican Canterbury Association that was chaired by Lord Lyttelton.

The name Lyttelton was officially adopted in 1857 and the main nine streets were planned and drawn up in England. These early streets were based upon an English grid pattern and were named after Anglican Bishoprics.

While several streets were planned to run east to west, they also planned for streets running north to south. Dublin Street was one of these streets and it seems less

consideration was given to the topography which resulted in steep inclines for the four streets running north –south. This was a factor in the style and construction of buildings here.

Dublin Street was named after the Bishopric of Dublin and so the Anglican Church connection is further reinforced in the foundation of this port settlement.

The ownership of 32 Dublin Street adds to it's historical and social significance. When Stout sold the property to Robert Boyd, a labourer, in May 1864, the property remained in the Boyd family for almost 140 years. The property has only changed hands again once since the Boyd family sold it in c.2002.

The timber dwelling remains on its original land parcel and is a single storey workers cottage. The dwelling is typical of Lyttelton worker's cottages and domestic buildings of the period. These buildings were usually constructed from timber which was plentiful and therefore cheaper than accessing brick materials.

The cottage is of architectural significance as a representative example of the style of New Zealand cottages built in the period 1837-1901. The form of 32 Dublin Street follows the basic unit of ordinary house design – a little wooden cottage of one or two rooms, with a central door and a windows either side of the door (Salmond, 1986). A wide gabled roof form of corrugated iron completes the cottage, along with its modest verandah fronting the street. Corrugated iron was one of the great New Zealand building materials for this time and was first manufactured in New Zealand in 1869 (Salmond, 1986).

It is perhaps significant in terms of its craftsmanship that the owner Robert Boyd was a labourer. While the architect is unknown, it is possible he could have been the builder which was highly common during the early settlement phase.

The local building firms in nineteenth century Lyttelton were carpenters by trade and much of their handiwork still stands. The contextual significance of 32 Dublin Street is its streetscape location. Nestled alongside other workers cottages and two storeyed dwellings on the Dublin Street incline, the size of the original land parcels from 24-32 Dublin Street remain relatively intact. It is also significant that Stout owned and on-sold the land from 26, 28, 30 and 32 Dublin Street around the same time. Rose Cottage, the neighbouring cottage at 30 Dublin Street is of similar style, form and materials and this adds to the contextual significance of the dwelling in question.

Archaeological significance is possible on this site as pre-1900 human activity is known to have been present and active. Therefore the site has potential to hold archaeological evidence.

REFERENCES:

CCC heritage files and plans

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