

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 841
Heritage Item Number: 1438
HeritageSetting Number: 670



Heritage Item and Setting boundaries are a visual reference only as they have been captured against specific sets of aerial photography. The outer boundary of the setting is deemed to follow:
a) the specific measurement(s) or description of the setting boundary where they are included on the aerial map; or if not specified, then;
b) the cadastral boundary at the nearest point to the setting boundary shown on the aerial maps
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District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

 Proposed Heritage Item	 Existing Heritage Item
 Proposed Heritage Setting	 Existing Heritage Setting





Scale 1:2004
Aerial photography
captured in: 2018
Published On:10/01/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 842
Heritage Item Number: 1439
HeritageSetting Number: 671



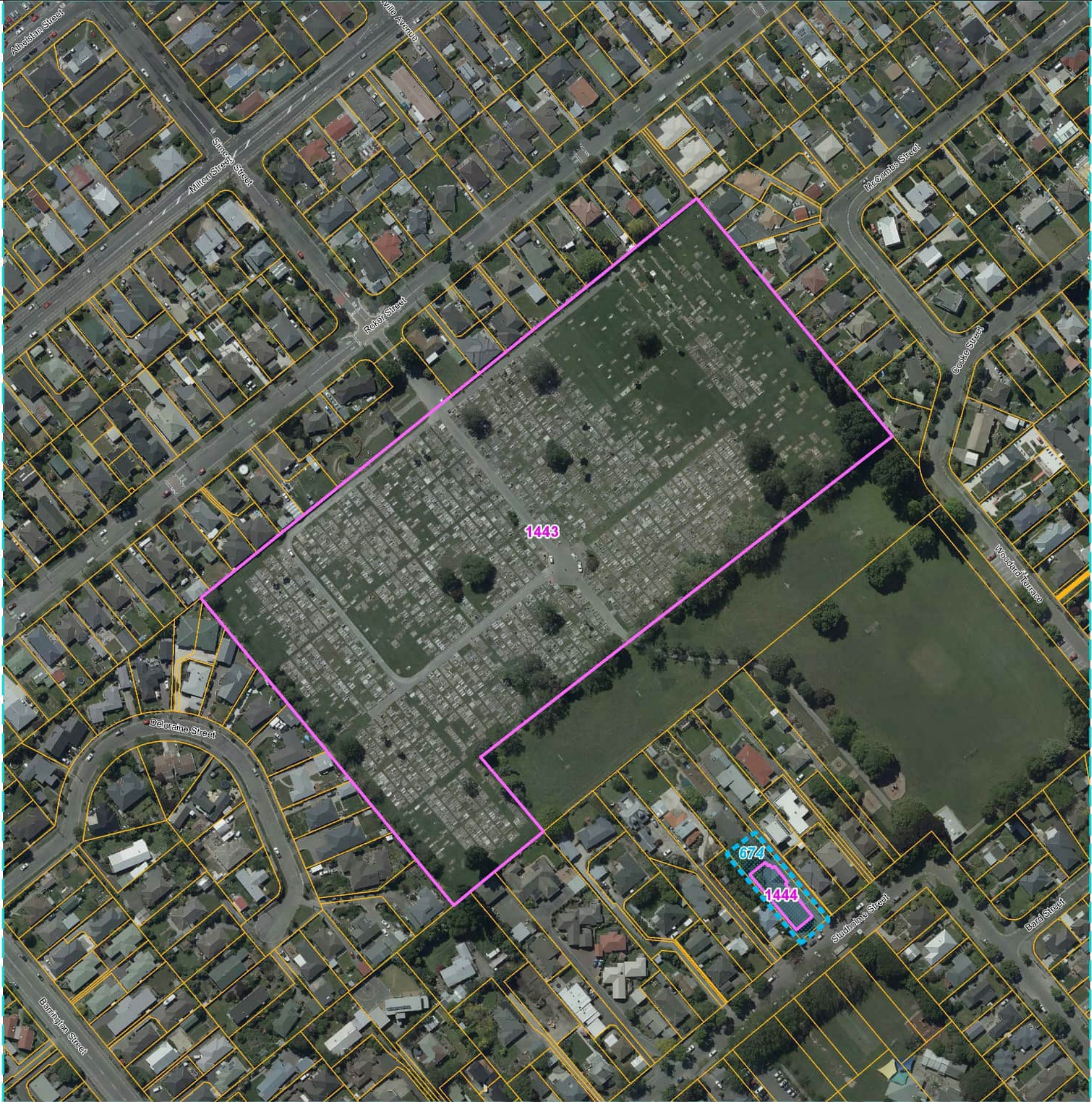
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 Proposed Heritage Item	 Existing Heritage Setting
 Proposed Heritage Setting	 Existing Heritage Item

Scale 1 : 852
Aerial photography
captured in: 2018
Published On: 5/05/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 846
Heritage Item Number: 1443
HeritageSetting Number:



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| | Proposed Heritage Item | | Existing Heritage Item |
| | Proposed Heritage Setting | | Existing Heritage Setting |

Scale 1 : 2,184
Aerial photography
captured in: 2018
Published On: 5/05/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 847
Heritage Item Number: 1445
HeritageSetting Number: 644



Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 848
Heritage Item Number: 1446
HeritageSetting Number: 675



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 Proposed Heritage Item	 Existing Heritage Item
 Proposed Heritage Setting	 Existing Heritage Setting

Scale 1 : 817
Aerial photography
captured in: 2018
Published On:13/05/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 849
Heritage Item Number: 1447
HeritageSetting Number: 675



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 Proposed Heritage Item	 Existing Heritage Item
 Proposed Heritage Setting	 Existing Heritage Setting

Scale 1 : 834
Aerial photography
captured in: 2018
Published On:13/05/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 850
Heritage Item Number: 1448
HeritageSetting Number: 675



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	Proposed Heritage Item		Existing Heritage Item
	Proposed Heritage Setting		Existing Heritage Setting

Scale 1 : 815
Aerial photography
captured in: 2018
Published On:13/05/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 851
Heritage Item Number: 1449
HeritageSetting Number: 675



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|  | Proposed Heritage Item |  | Existing Heritage Item |
|  | Proposed Heritage Setting |  | Existing Heritage Setting |

Scale 1 : 832
Aerial photography
captured in: 2018
Published On:12/05/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 852
Heritage Item Number: 1450
HeritageSetting Number: 675



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| | Proposed Heritage Item | | Existing Heritage Item |
| | Proposed Heritage Setting | | Existing Heritage Setting |

Scale 1 : 829
Aerial photography
captured in: 2018
Published On:13/05/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 853
Heritage Item Number: 1451
HeritageSetting Number: 675



Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 854
Heritage Item Number: 1452
HeritageSetting Number: 675



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|--|---------------------------|--|---------------------------|
| | Proposed Heritage Item | | Existing Heritage Item |
| | Proposed Heritage Setting | | Existing Heritage Setting |

Scale 1 : 834
Aerial photography
captured in: 2018
Published On: 5/05/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 855
Heritage Item Number: 1453
HeritageSetting Number: 675



Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 856
Heritage Item Number: 1444
HeritageSetting Number: 674







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 Proposed Heritage Item
 Proposed Heritage Setting

 Existing Heritage Item
 Existing Heritage Setting

Scale 1 : 917
Aerial photography
captured in: 2018
Published On: 5/05/2022

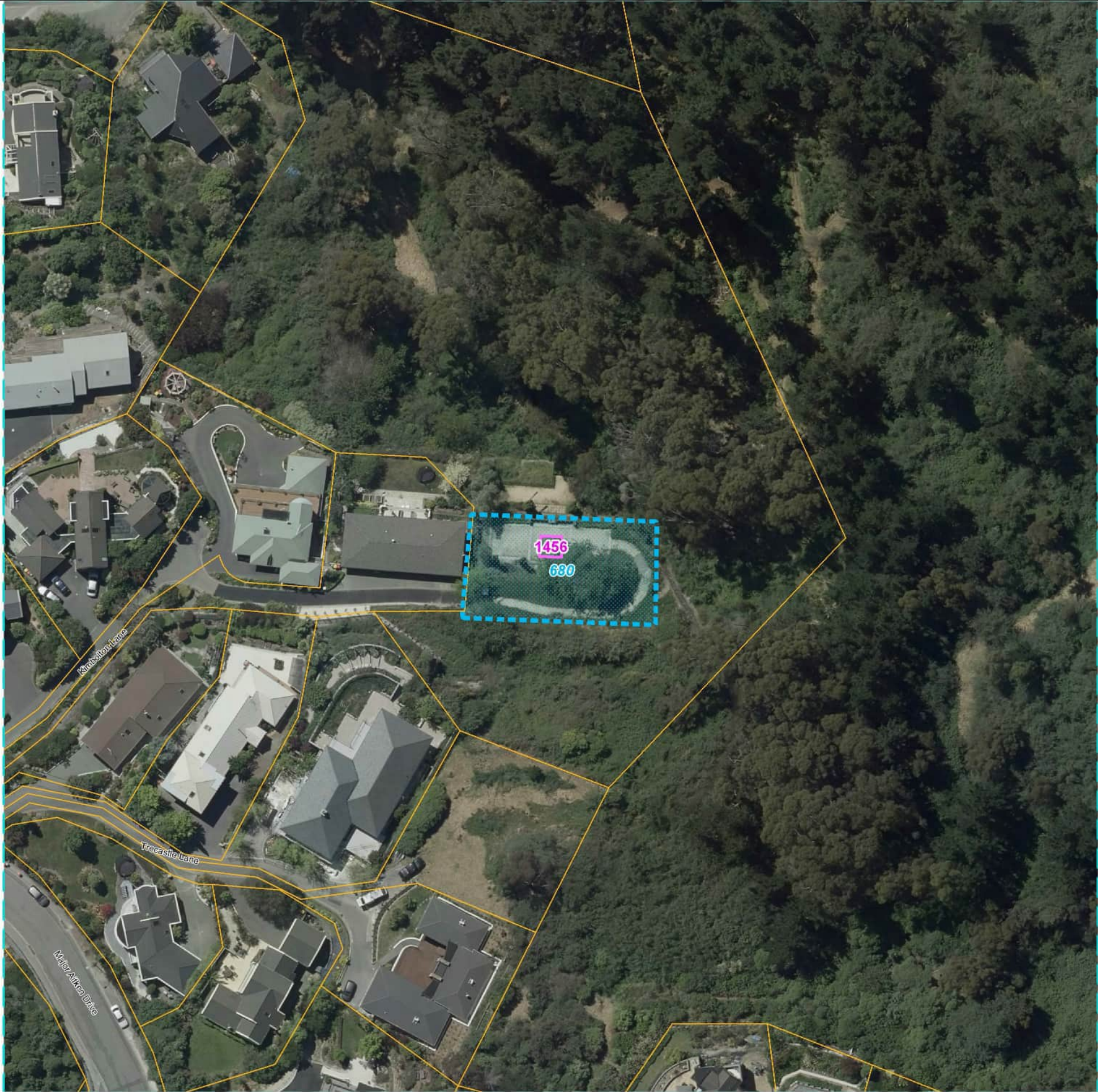
Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 857
Heritage Item Number: 1455
HeritageSetting Number: 679





Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 858
Heritage Item Number: 1456
HeritageSetting Number: 680



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|---|---------------------------|---|---------------------------|
|  | Proposed Heritage Item |  | Existing Heritage Item |
|  | Proposed Heritage Setting |  | Existing Heritage Setting |





Scale 1 : 799
Aerial photography
captured in: 2018
Published On: 7/07/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 859
Heritage Item Number: 1457
HeritageSetting Number: 681



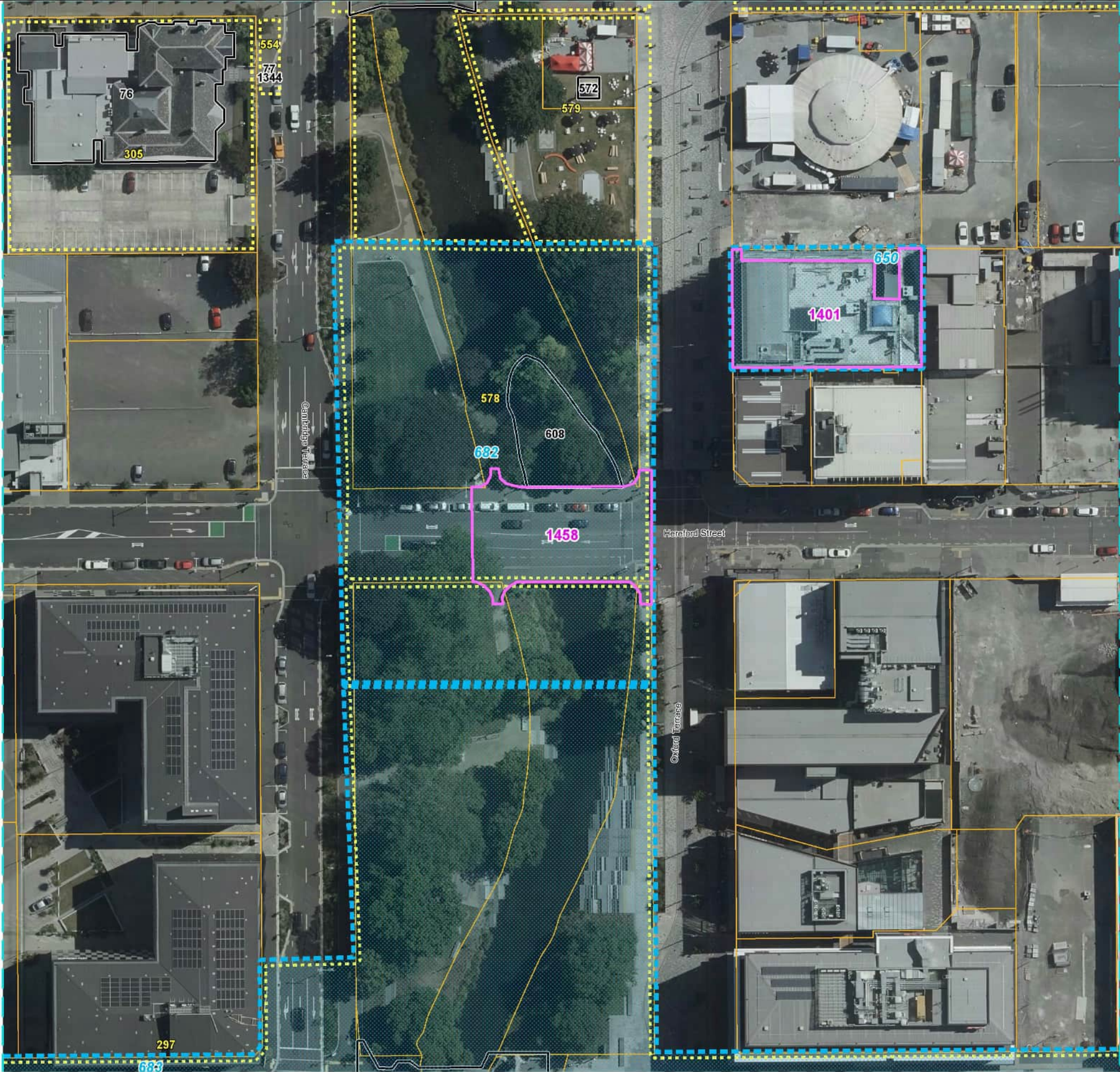
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|---|---------------------------|---|---------------------------|
|  | Proposed Heritage Item |  | Existing Heritage Item |
|  | Proposed Heritage Setting |  | Existing Heritage Setting |

Scale 1 : 923
Aerial photography
captured in: 2018
Published On: 12/07/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 860
Heritage Item Number: 1458
HeritageSetting Number: 682



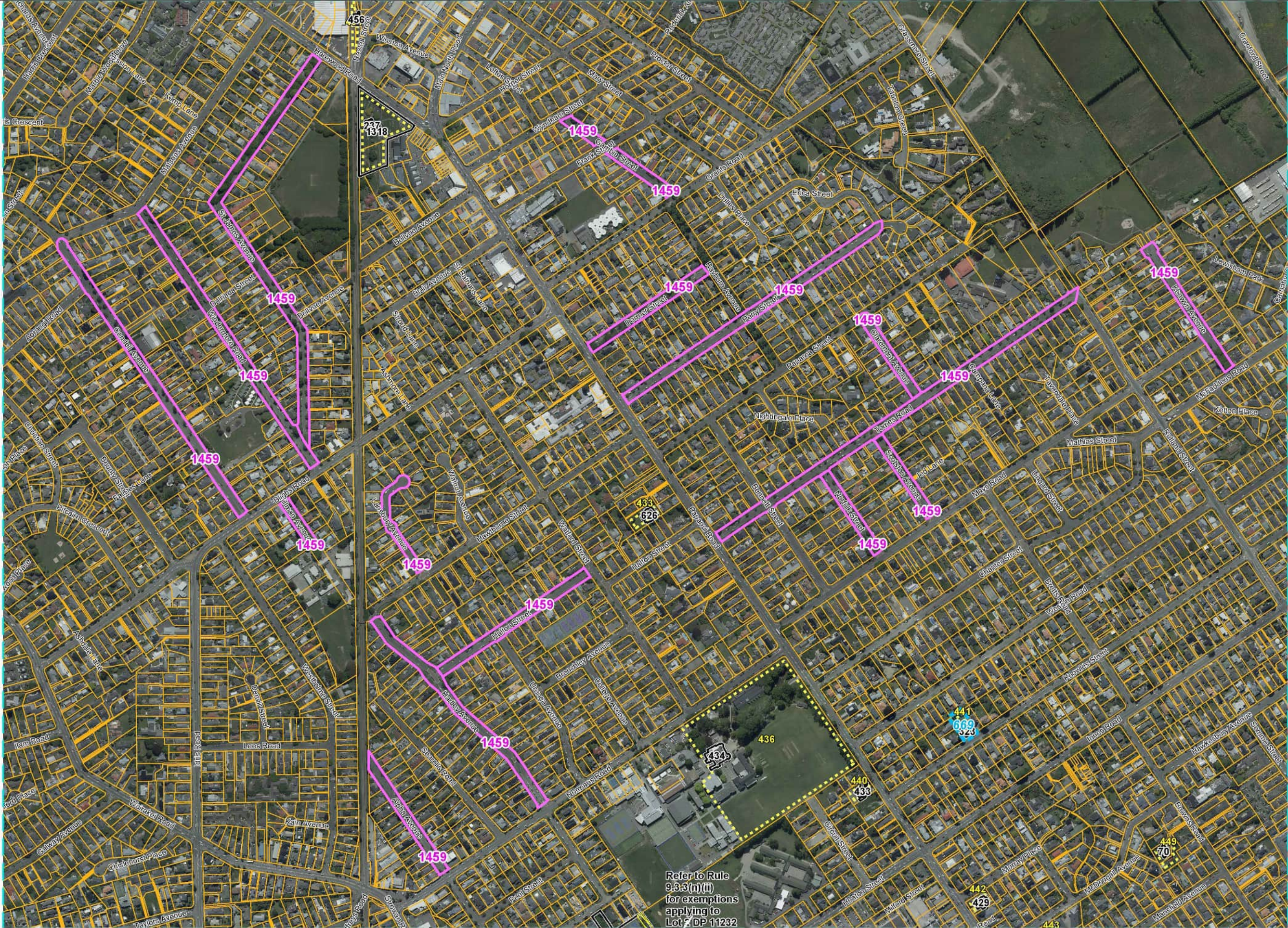
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| | Proposed Heritage Item | | Existing Heritage Item |
| | Proposed Heritage Setting | | Existing Heritage Setting |

Scale 1 : 897
Aerial photography
captured in: 2018
Published On: 7/07/2022

Proposed Heritage Items and Settings Aerial Map

Aerial Map Reference: 861
Heritage Item Number: 1459
HeritageSetting Number:

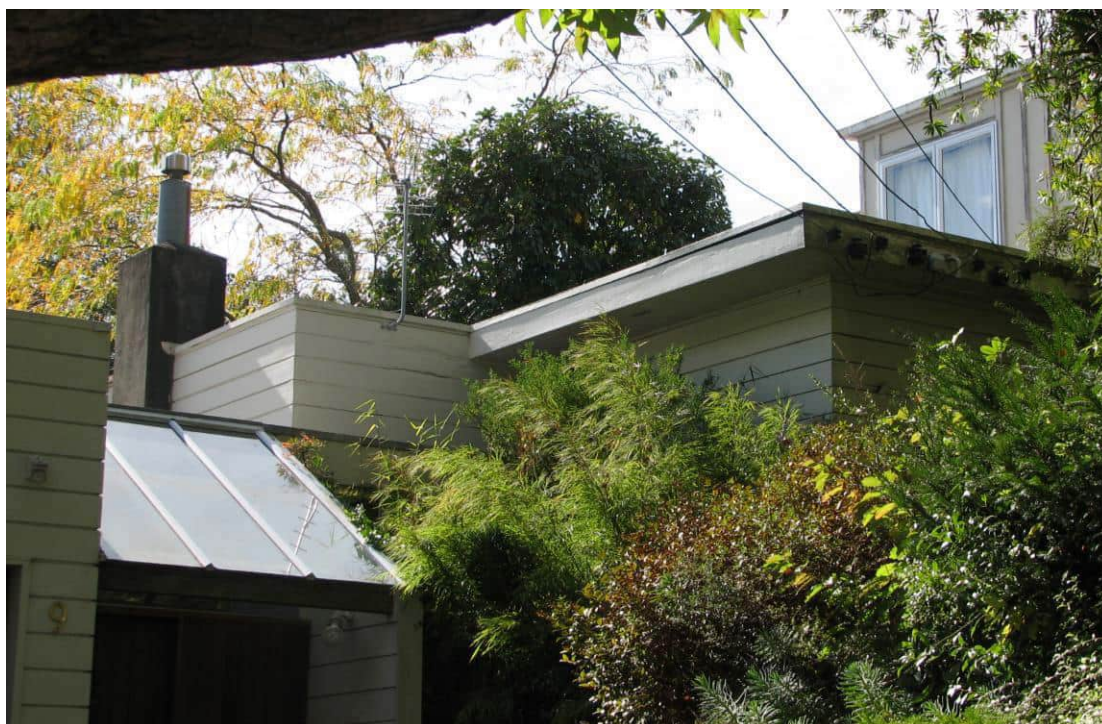


Heritage Plan Change 13 – New Interiors

	Street #	Street Address	Location	Description and/or Name	Scheduled Interior	Significance	New Listing or New Interior
1.	9	Ford Road	Opawa	Dwelling and Setting	Yes	Significant	New Listing and new interior
2.	129	High Street	Central City	Commercial Building and Setting, Former Bank of New Zealand	Yes - limited to ...	Significant	New Listing and new interior
3.	159	Manchester Street	Central City	Commercial Building and Setting, Former Canterbury Terminating Building Society	Yes - limited to ...	Highly Significant	New Listing and new interior
4.	152	Oxford Terrace	Central City	Commercial Building and Setting, Former Public Trust Office	Yes - limited to ...	Highly Significant	New Listing and new interior
5.	524	Pound Road	Yaldhurst	Yaldhurst Memorial Hall and Setting	Yes	Significant	New Listing and new interior
6.	35	Rata Street	Riccarton	Dwelling and Setting	Yes	Significant	New Listing and new interior
7.	47	Studholme Street	Somerfield	Somerfield War Memorial Community Centre and Setting	Yes	Significant	New Listing and new interior
8.	20	Templar Street	Richmond	Former Dwelling/Studio, Garden and Setting, The Sutton Heritage House and Garden	Yes	Highly Significant	New Listing and new interior
9.	29	Major Aitken Drive	Cashmere	Former Cashmere Sanatorium Open Air Hut and Setting	Yes	Significant	New Listing and new interior
10.	157	Woodham Road	Avonside	Former Woodham Park Caretaker's House and Setting	Yes	Significant	New Listing and new interior
11.	49	Bryndwr Road	Fendalton	St John's Methodist Church, Lychgate and Setting	Yes	Highly Significant	New Interior
12.	65	Cambridge Terrace	Central City	Commercial Building and Setting	Yes	Highly Significant	New Interior

13.	86	Chester Street East	Central City	Dwellings and Setting	Yes	Significant	New Interior
14.	88A	Clyde Road	Fendalton	Dwelling and Setting, Kooringa	Yes	Significant	New Interior
15.	2	Cunningham Terrace	Lyttelton	Dwelling and Setting	Yes	Significant	New Interior
16.	66	Derby Street	St Albans	Dwelling and Setting	Yes	Significant	New Interior
17.	66	Gloucester Street	Central City	Former CSA / CoCA Gallery and Setting	Yes	Highly Significant	New Interior
18.	272	Hereford Street	Central City	St Luke's Chapel and Setting	Yes	Significant	New Interior
19.	59	Hewitts Road	Merivale	St Andrew's Church and Setting	Yes	Highly Significant	New Interior
20.	16	Kahu Road	Fendalton	Former Dwelling and Setting, Deans Cottage	Yes	Highly Significant	New Interior
21.	24	McDougall Avenue	St Albans	Former Dwelling and Setting, Fitzroy	Yes	Highly Significant	New Interior
22.	381	Montreal Street	Central City	Dwelling and Setting, Ironside House	Yes	Significant	New Interior
23.	399	Papanui Road	Papanui	Dwelling and Setting, Woodford	Yes	Significant	New Interior
24.	51	Radley Street	Woolston	Dwelling and Setting	Yes	Significant	New Interior
25.	33	Rolleston Avenue	Central City	Christ's College Former Hare Memorial Library and Classrooms and Setting	Yes	Highly Significant	New Interior
26.	37	Valley Road	Cashmere	Former Dwelling and Setting, Ngaio Marsh House	Yes	Highly Significant	New Interior

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1439
*DWELLING AND SETTING - 9 FORD ROAD, OPAWA,
CHRISTCHURCH***



PHOTOGRAPH: G. WRIGHT, 10.4.2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

9 Ford Road has high historical and social significance for its connection with first owners, noted plant geneticist Sir Otto Frankel and his wife Margaret Frankel (nee Anderson), an artist and founding member of the Christchurch artistic collective The Group. The dwelling is also of historical and social significance for its connection with prominent architect Ernst Plischke and the 1930s influx of European intellectuals seeking refuge in New Zealand from the rise of Nazism.

Vienna-born Otto Frankel (1900-1998) completed a doctorate in plant genetics in Berlin, Germany in 1925. After working as a plant breeder in Slovakia, and time spent in Palestine and England, he was appointed plant breeder for the new Wheat Research Institute of the Department of Scientific and Industrial Research (DSIR) in 1928. Frankel arrived in New Zealand in 1929 and began work at Lincoln Agricultural College, where the Institute was based. He remained at Lincoln for 22 years, during which time he made a major contribution to the national economy by improving the yield and baking quality of the country's wheat varieties. He was also instrumental in fostering the fields of plant cytology and genetics. In 1950 Frankel was appointed director of the new Crop Research Division of the DSIR, but the following year he left New Zealand to take up the position of head of the Division of Plant Industry at the Commonwealth Scientific and Industrial Research Organisation (CSIRO) in Canberra, Australia. He retired in 1966 and was knighted.

In his long retirement Frankel was internationally acclaimed for his work in promoting the conservation of genetic biodiversity. Otto Frankel was also a pioneer skier, one who skied competitively and helped to establish the Christchurch Ski Club. He divorced his first wife Matilda in 1936, and in December 1939 married Margaret Anderson, whom he had met at the wedding of Frederick and Evelyn Page.

Margaret Lady Anderson (1902-1997) was influential in the art world as an artist, teacher, patron and organiser. She was the daughter of Frederick Anderson, a director of prominent Christchurch engineering firm Andersons Ltd, and is known for taking a leading role in securing the Frances Hodgkin's painting *Pleasure Garden* for the Robert McDougall Art Gallery in 1951. Margaret exhibited more than 100 works, including paintings, drawings, prints and pottery and was elected an artist member of the Christchurch Arts Society (CSA) in 1925, the same year she began study at the Canterbury College School of Art. Two years later she was involved in the founding of artist collective The Group, which held exhibitions at the CSA from 1929. Margaret qualified as a teacher in 1932, after having earlier taught at Rangī Ruru from 1929 and obtaining a Diploma of Fine Arts from the Canterbury College School of Art. In the 1930s she taught at Rangī Ruru and also at Selwyn House and Avonside Girls' High School, where she introduced pottery classes in 1939.

After their wedding, the couple were given a portion of the Anderson family property Risingholme in Opawa on which to build a house. They commissioned noted Austrian-New Zealand architect Ernst Plischke and his wife Anna Plischke to design their new home and garden in c.1939. This was the Plischkes' first private commission in New Zealand (Vial, <https://christchurchartgallery.org.nz/bulletin/205/in-plain-sight>). From 1937-1939 Frankel was secretary of a committee which worked to help Jewish refugees immigrate to New Zealand and he had sponsored the immigration of young Viennese modernist architect Ernst Plischke in May 1939; Frankel knew of Plischke as he had designed his brother's house in Vienna. They had also attended the same school in Vienna, although Plischke was two years behind.

In 1944 the Frankels were instrumental in the establishment of the ground-breaking Risingholme Community Centre in Margaret's former family home. They sold the Ford Road house in 1951 and subsequently moved to Canberra where Margaret continued with pottery and Otto contributed strongly to the promotion of modernist architecture within the Australian Academy of Science and the CSIRO in Canberra for the next two decades.

9 Ford Road has changed hands a number of times since 1951. Widow Hazel Mulligan purchased it from the Frankels and on her death it passed to her son Robert in 1960. Molly Kirby was the owner in 1969, then it passed to architectural draughtsman William Crawford and his wife Barbara in 1980. The house incurred some minor earthquake damage in 2011.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

9 Ford Road has cultural significance for its association with the way of life of the Frankels, key progressive figures in Christchurch's artistic and cultural life, and the lifestyle of Christchurch's arts community in the mid-twentieth century. It is also of cultural significance as it reflects the ideals of Modernist architecture in its design, which were later articulated by Plischke in his influential publications *About Houses* (1943) and *Design and Living* (1947). Modernism was a philosophical movement that emerged from the industrialisation of the nineteenth century, and which considered that traditional values were inappropriate in the new industrial context. It proposed therefore the reshaping and improvement of society guided by rational thought, science and technology. The house also has cultural significance for its associations with the cultural values of European refugees who settled in New Zealand in the war period.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

9 Ford Road has architectural and aesthetic significance as one of the first examples of Modernist residential architecture in Christchurch, and the first New Zealand residential design from significant Austrian-New Zealand architect Ernst Plischke. It is also of architectural significance as it became the prototype for the ideas outlined in Plischke's later publications on modernist housing.

Ernst Plischke (1903-1992) was a key figure in the introduction of Modernist architecture to New Zealand. He is known particularly for his house designs, the office building Massey House (date) and his contributions to church design. Born and educated in Vienna, Plischke began his career in 1926 working for Peter Behrens. In 1930 he built his most significant Austrian building, a Vienna office block that received wide publicity at the time. Although he had built an international reputation, employment opportunities dwindled during the 1930s as Plischke's socialist affiliations and Jewish wife encountered the rise of Nazism. The family immigrated to New Zealand in 1939 and settled in Wellington.

In New Zealand Plischke was first employed by the Department of Housing Construction as an architectural draughtsman designing multiple unit blocks. In 1942 he became a community planner, designing towns and shopping and community centres for new dormitory suburbs. During his years of government employment, Plischke lectured and wrote several influential publications on modern architecture – including key instructive publications which introduced modernism to New Zealand architecture - *About Houses* (1943), and *Design and Living* (1947). He designed the Frankel House whilst working as a state employee. In 1947 Plischke went into private practice, and over the next decade he designed more than forty houses and the landmark Massey House, Wellington's first modern high-rise. Never registered as an architect in New Zealand, he returned to Vienna in 1963 to become Professor of Architecture at the Academy of Fine Arts.

9 Ford Road (1939-1940) was the first of Plischke's houses he designed independent of the Department of Housing Construction. Originally the house was a single-storey 'L'-shaped flat-roofed building with austere form and detailing and a gallery/sun porch in place of the traditional hall. The Frankel home was radical in the context of the time and place in which it was built and Otto Frankel claimed it to be the 'first modern house in Christchurch' (Milton Cameron, p.32).

The house reflects the design features and ideas later outlined in Plischke's publication *About Houses* (1943): the L-shaped plan; the lack of a traditional hall; the orientation to maximise light, which involved turning the living areas away from the street and towards the garden and midday sun; bookshelves around the fireplace; bands of windows; flat roof; and the careful use and selection of material, colour and proportion. The illustrations used in *About Houses* closely match the Frankel house. Plischke also used the house as an example of good contemporary architecture in his later book *Design and Living*, without stating it was his design.

The original dwelling was simple yet finely detailed on the exterior. Tubular handrails with an industrial aesthetic, and random stone (crazy) paving and steps lead to entrances. The rough sawn rusticated weatherboard cladding is detailed so as to emphasize the simplicity of the surfaces and form. The house originally featured large, timber-framed sliding doors; these have since been replaced in modern aluminium. Some original windows remain. The house was incrementally added to from as early as the 1960s, when additions were made to the west side. A significant addition occurred in the 1980s which included a partial first floor over the southeast corner of the original house. A carport, garden room and visitors' bedroom were in situ by the early 1990s. A garage/office was consented in 1995 and extends along the west boundary. The additions which post-date 1980 are not considered to be of heritage value. Despite these additions and alterations which have reduced the design aesthetic and architectural integrity of the dwelling, the original house is still distinguishable.

Interior heritage fabric includes the remaining original layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior features original light switches and light fittings. There have been alterations to many of the spaces, however the lounge room with fireplace tiles and built-in shelving remains intact. Original floorboards are exposed in the living area. The remaining original features and detailing of the interior reflects the way of life and desired modernist aesthetic of the original owners.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

9 Ford Road has craftsmanship significance as an early example of the use of representative of traditional building materials, techniques and skills for what was a markedly different building design for the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

9 Ford Road has contextual significance on its site. The setting of the house includes the immediate land parcel, a large established suburban section. In line with Modernist architectural thought and planning, the house is set close to its southern, road boundary, and opens to the north to provide maximum privacy and sunlight. Vegetation largely obscures the street elevation of the property.

At this stage of research it is unknown which aspects of Anna Plischke's original landscape design remain. Stone steps, paving and retaining walls are a key feature of the garden. The house sits on an established garden section, including mature trees that previously formed part of the Risingholme estate. Risingholme is located to the north of the property; its mature grounds also contain another building from the same period as 9 Ford Road with a similar modernist design aesthetic, Risingholme Community Centre Hall (Paul Pascoe, 1947). The dwelling is set within streets of more conventional mid-century suburban dwellings. The neighbouring property and other properties in 9 Ford Road, all share similar stone walls along the street boundary.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

9 Ford Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to mahinga kai practices, past building construction methods and materials, tree planting, and other human activity on the site, including that which occurred prior to 1900.

The house is located in the vicinity of Ōpāwahi Heathcote River, which gave the suburb of Opawa its name. Ōpāwaho was also the name of a pā on the riverbank between what is now Judge Street and Vincent Place, which was used as a resting place by Ngāi Tahu travelling between Kaiapoi and Horomaka/Te Pātaka-a-Rākaihautū (Banks Peninsula). The river was part of the interconnected network of ara tawhito (traditional travel routes) that crossed the once-widespread wetland system of greater Christchurch. The river, and its immediate area, was an important kāinga mahinga kai (food-gathering place) where native fish, birds and plants were gathered (Ōpāwaho, Kā Huru Manu). The house stands on part of the former grounds of Risingholme, a house dating from the 1860s, and the setting includes mature trees which were originally part of the Risingholme property.

ASSESSMENT STATEMENT

9 Ford Road, its setting and noted interior features are of overall significance to the Christchurch district, including Banks Peninsula.

The dwelling has high historical and social significance for its connection with first owners, noted plant geneticist Otto Frankel and influential artist, educator and patron Margaret Frankel (nee Anderson), as well as with its designer Ernst Plischke and the phenomena of the influx in the 1930s of European intellectuals seeking refuge from the rise of Nazism. The dwelling has cultural significance as an example of the early appearance of Modernist architecture in Christchurch and for the capacity it has to illustrate the lifestyle of Christchurch's forward thinking art community in the mid-twentieth century. It is also of cultural significance as it reflects the ideals of Modernist architecture in its design, which were later articulated by Plischke in his influential publications *About Houses* and *Design and Living*. The dwelling has architectural and aesthetic significance as one of the first examples of Modernist architecture in Christchurch, commissioned by notable clients, the Frankels, and as the first New Zealand design by noted Austrian-New Zealand architect Ernst Plischke. It is also of architectural significance as it reflects the ideas outlined in Plischke's later publications on ideals of modernist housing and was used as an example in these publications. The dwelling has contextual significance for its placement and orientation on the site, its mature trees, and stone paths and retaining walls. 9 Ford Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to mahinga kai practices, building construction methods and materials, tree planting, and other human activity on the site, including that which occurred prior to 1900.

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REPORT DATED: 13 October 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1403
*COMMERCIAL BUILDING AND SETTING, FORMER BANK
OF NEW ZEALAND, 129 HIGH STREET, CHRISTCHURCH***



PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2022

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The commercial building and setting at 129 High Street are of historical and social significance for their connection with retail and banking services in the historically prime retail area of the central city – High Street. They are also significant for their connection with Adelaide Fenerty and the Armstrong family.

The building comprising three shops was commissioned by milliner and property owner Adelaide Fenerty (c.1877-1942) in 1926. Fenerty was the eldest daughter of Thomas and Mary Armstrong, successful drapers in the city from c.1882, who established T. Armstrong and Co; drapers, milliners and importers of menswear. She had married to Reginald Fenerty, an accountant, in 1901. The couple divorced in 1903 but Mrs Fenerty retained her married name. The building at 129 High Street evidences her success in business, and the important contribution that women in business played in the local economy. She died in 1942 at her home in Latimer Square, having built up a considerable commercial property portfolio in both Christchurch and Ashburton.

The building was completed in November 1926 and in May 1928 it was leased by the Bank of New Zealand to house its Lower High Street 'Daily Receiving Agency'. In 1933 the bank occupied the corner space and 'Judith Cake Shop' occupied the westernmost shop; the building was known as 'Armstrong's Corner' at this time. Armstrong's Department Store occupied buildings across the road.

The BNZ's central Christchurch branch had been located at the corner of Colombo and Hereford Streets since 1866, the bank having first opened its doors in Christchurch in 1862. All the main banks established large centrally-located buildings which customers from all over Christchurch travelled to. The late 1920s appeared to be a time of expansion for the BNZ, as it opened four other receiving agencies in Christchurch suburbs in 1927-1928. The High Street agency accommodated all the regular banking activities undertaken at its branches, with local businesses in the Ferry Road vicinity the focus of its services. By the mid-20th century suburban branches of the BNZ had also opened in malls and shopping centres.

In April 1950 the BNZ purchased the building from Fenerty's estate. The bank continued to operate out of the building for the next forty years. In October 1991 it sold the building to Spot On Enterprises which opened Ace Video - a camera/security services and video rental business which operated until the Canterbury Earthquakes in 2010-2011.

The building sustained minor damage as a result of the Canterbury Earthquakes. Spot On Enterprises subsequently sold the property which was then repaired, strengthened and altered in 2020/21 to accommodate two residential units on the upper floors, and retail premises on the ground floor.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The building has cultural significance for its long association with the Bank of New Zealand in Christchurch from 1928-1990s, and for its connection to a woman business owner. The secure management of finances provided by banks such as the BNZ continues to be a characteristic of everyday life for New Zealanders and plays an important role in the financial system and the economy. The ground floor safe is tangible interior evidence of this connection. It also has cultural significance for its development and association with Adelaide Fenerty as evidence of the successful involvement of women in business in Christchurch during this period.

The building is located on the traditional Ngāi Tahu route to the north, which later became a principal transport route for early European settlers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The building is of architectural and aesthetic significance for its design in the Classical style with Art Deco influences, by the Luttrell Brothers.

The building is a two-storey building originally designed as three shops. It was designed in a restrained classical style, with cornices, modillions and a central extended parapet on the two main elevations, topped with flagpoles and flanking acroteria. As built, the external walls of each shop were glazed and the pilasters at first floor level were rendered to look like masonry blocks. A return canopy was suspended below the top lights of the ground floor. Construction is of reinforced concrete, with framing of steel beams and columns, concrete pad foundations and a concrete roof slab lined with iron. Harcourt granite from Australia was used for the facings at the main entrances.

The Luttrell Brothers also designed the two-storey Colombo Street building for T. Armstrong and Co. in 1905 (demolished). Alfred and Sidney Luttrell settled in the city in 1902 and became particularly known for their commercial architecture, racing grandstands and Catholic churches. The Luttrell Brothers' chief contribution to New Zealand architecture was the introduction of the 'Chicago Skyscraper' style with the Lyttelton Times building in Cathedral

Square (1902, demolished), and the New Zealand Express Company buildings in Manchester Street (1905-7, demolished) and Dunedin (1908-10).

The Fenerty building has undergone various alterations over time, although the first floor façade retains a high degree of integrity and authenticity. Major alterations were undertaken in 1954, designed by local architect Gerald Bucknell (1903-1983), who had worked in partnership with Cecil Wood prior to establishing his own practice. Bucknell designed a number of premises for the BNZ in Canterbury. The 1954 alterations converted the building from separate shops into one premises for the bank, removing the shop fronts and the internal walls on the ground floor. New steel framed windows were put in on both floors at this time. The upper decorative sections of the two central parapets were removed, and structural strengthening was added. The bank included office and public space, a lunchroom and stationery room. The concrete strong room and a lavatory block were constructed at this time. Ground floor windows on High Street were replaced in aluminium in 1979.

In 2019 Urban Function Architecture + Design designed a rooftop residential studio with terrace for addition to the building. This type of rooftop addition has been done elsewhere in High Street as part of post-earthquake repairs and alterations to heritage buildings and facades. Alterations made to the building at this time include new steel shop front windows on the ground floor to replace the 1970s aluminium joinery and the granite cladding. The original canopy remains – the struts having been reconditioned. The building interior was stripped out to enable strengthening works and accommodate the proposed use – the stairs and internal walls were removed. The profile of the bases of the first floor piers were slightly altered to accommodate structural strengthening.

The interior has been significantly altered, with heritage fabric removed over time. Interior heritage fabric is limited to the strong room and door with its locking mechanism, together with interior structural elements - floors, ceilings, beams, walls, columns and piers. This interior heritage fabric evidences the past use of the building as a bank, and also its construction and design.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The building is of technological and craftsmanship significance for its construction methods, materials and finishes, which were of a good standard for the period. Construction is of reinforced concrete with a framing of steel beams and columns, concrete pad foundations, brick spandrel walls, and a concrete roof slab lined with iron. The use of concrete – reinforced and mass – was a significant feature of Alfred Luttrell's work. Harcourt granite was originally used for the facings at the main entrances; however, this was removed with the 2019/20 alterations.

The interior heritage fabric (the strong room and interior structural elements) evidences the quality and innovation of the construction and its materials.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The building and setting are of high contextual significance for their prominent central city location, the way the building design responds to the corner site, and for its relationship to a concentration of extant heritage buildings and facades along High Street. The adjacent Duncan's Buildings are also two storied with an entablature, parapet and suspended veranda, although in different materials and style. The floors and veranda of the two buildings are similarly aligned. The former High Street Post Office on the corner of the next block north was

designed and built in the 1930s and shares square headed steel windows, plain plastered exterior treatment, and restrained classical detailing with 129 High Street. The setting consists of the immediate land parcel, including the canopy over the footpath.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The building is of archaeological significance for its location on a site of pre-1900 human activity. It is on the traditional Ngāi Tahu route to the north, which later became a principal transport route for early European settlers. There is evidence of a building (or buildings) on the site in 1877 (Lambert Map) and businesses are recorded as operating from the site prior to the present building being constructed.

ASSESSMENT STATEMENT

The commercial building, setting and noted interior features at 129 High Street have overall heritage significance to Christchurch, including Banks Peninsula.

The commercial building has historical and social significance for its association with successful business woman and member of the Armstrong family (department store owners), Adelaide Fenerty, and its long use by the Bank of New Zealand from the 1920s to the early 1990s. It has cultural significance for its association with banking in Christchurch from 1928-1990s and for its development by a woman business owner during this period. 129 High Street is of architectural and aesthetic significance for its design in an Art Deco influenced classical style by the Luttrell Brothers. The building is of technological and craftsmanship significance for its construction methods, materials and finishes, which were of a good standard for the period. The building and setting are of high contextual significance for its prominent location, the way the building design responds to the corner site, and for its relationship to a concentration of surviving heritage buildings and facades along High Street. The building and setting are of archaeological significance for its location on an important Ngāi Tahu trail, a major early European transport route and as a site of pre-1900 human activity.

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REPORT DATED: 24 SEPTEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1402
*COMMERCIAL BUILDING AND SETTING, FORMER
CANTERBURY TERMINATING BUILDING SOCIETY –
159 MANCHESTER STREET, CHRISTCHURCH***



PHOTOGRAPH: A Ohs, 22.10.2020

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Canterbury Terminating Building Society (CTBS) building has historical and social significance for its association with the development of the regional economy and its financial infrastructure in the mid-20th century. The building dates from 1957- 60 and was the first large-scale office building to be erected in the city following World War II. It marked the beginning of an important phase of central city office building, which took place during the 1960s and 1970s and gave rise to a number of notable structures, including Peter Beaven's Manchester Unity building (1967), Paul Pascoe's Peryer's building and Warren and Mahoney's SIMU building (1966), which are now all demolished.

The former CTBS building also represents an important period in the evolution of financial institutions in New Zealand. The post-war emergence of the building society, as a major source of mortgage finance, coincided with the transition from state provision of housing, through loans as well as state houses, to private providers during the later 1950s and the 1960s. The success of the Canterbury Terminating Building Society (later the United Building Society) is demonstrated by the construction of two further buildings for the society, both designed by Peter Beaven, in 1972 and 1989. The three buildings occupied almost the entire triangular CBD block delimited by Manchester, Cashel and High Streets; of this triumvirate the earliest is the sole survivor.

By 1972 the building was no longer occupied by the Canterbury Terminating Building Society. Tenants at this time included Beaven Hunt Associates (architects), Swift Consolidated and a stereo shop on the ground floor. In 1974 Mutual Life Citizens Assurance moved into part of the building. In 1977 other tenants included National Provident Fund, Drake Personnel and Dillon's The Kowhai Florists. Mak's Camera Centre were tenants in 1982. The main tenant of the building in the 1980s was the Department of Internal Affairs, which undertook refurbishments in 1987. In 1986 ownership transferred to Brittco Management. In 1999 the building was owned by Swift Holdings; Te Wananga o Aotearoa were tenants in 2008.

The building was proposed for scheduling as part of the District Plan Review in 2015, however this did not proceed. Despite a successful application for building consent to demolish the building in December 2015 the building was sold in c2018.

In October 2017 Council approved a Central City Landmark Grant to new owners Box 112 / PL Manchester Limited for full repair and seismic upgrade of the building. The building reopened in June 2020 as a boutique hotel operated by Sarin Group, a New Zealand based family hotel company which owns and manages hotels for brands including Accor, Hilton and Intercontinental. The name of the hotel is the Muse Christchurch Art Hotel. The penthouse was converted for use as a rooftop bar.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Canterbury Terminating Building Society building has cultural significance as a physical manifestation of an important type of financial institution that provided mortgage finance to its contributing members, allowing them to realise the 'Kiwi dream' of ownership of a stand-alone dwelling on a separate plot of suburban land.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

The former Canterbury Terminating Building Society building has high architectural significance as a rare surviving example of post-war commercial construction that was a product of the nationally significant 'Christchurch School' of mid-century modern architecture. It was designed by noted Christchurch architects B.J. Ager and Peter Beaven. The design of the building was commenced by Ager, who was unable to continue on account of ill health. Born in Ashburton, Benjamin Ager (1875-1959) was the son of an architect and worked for Peter Graham as a carpenter in Christchurch before going to London for several years. After returning to New Zealand he went into private practice in 1912. Ager had a long career and his oeuvre included St Elmo Courts on the corner of Montreal and Hereford Streets (1929, demolished) and the 1928 Road Service Bus Station in Victoria Street, which was demolished to make way for the Christchurch Casino.

The plans lodged with the Council for consent at the time of construction, which are held in the heritage architectural plan collection, include both architects' names who are noted as 'Architects in Association'. Peter Beaven (1925-2012) was, along with Sir Miles Warren, one

of Christchurch's most significant architects of the second half of the 20th century. He was the designer of some of the city's most important buildings including the Manchester Unity building (now demolished) and the Lyttelton Tunnel Administration Building (also demolished). The architect had his office in the penthouse of the CTBS building for a time after the building's construction.

Additions to the penthouse were granted in March 1972, designed by Beaven, Hunt and Associates. In 1987 partition and refurbishment of the 2nd, 3rd and 4th floors was carried out by the Department of Internal Affairs, to the design of the Ministry of Works and Development.

The exterior of the building is largely original. The east, north and south elevations of the former CTBS building conform to the conventional grid composition of the International Style of commercial design and largely follow Ager's 1957 elevation drawings. In contrast, the building's west elevation and, in particular, the penthouse level, anticipate the sculptural freedom of composition that was to become a hallmark of Beaven's later buildings. The glazed stair tower on the west elevation and the cantilevered roofs of the two-storey penthouse level are indicative of this. The quality of the building programme can be seen in the treatment of the façade, wherein fluted bronze panels define each floor level. Together these elements reflect Beaven's predilection for expressing the internal spatial organisation of his buildings on their exteriors and transcend the routine uniformity of much contemporary commercial design.

Internally the original lift and the central stair case, complete with the original glass light fittings in the stair well, landings, and balustrade, all remained in situ prior to the 2020 hotel conversion. Some of the original safes, complete with doors, were extant and the original radiator heating system was still in use. For the remaining areas of the building modern office fit-outs had been installed with partition walls, although a number of original doors remained in the load bearing walls.

Works undertaken in 2019-2020 by Three Sixty Architecture included asbestos removal; wrapping of columns with fibre reinforcements; removal of all existing plate glass; installation of sound proof laminated glazing throughout, addition of a waterproof coating to the roof top; conversion of the rooftop to a bar; refurbishment of the original lift and installation of a new motor, new ground floor glazing, shop fronts and doors; removal of brickwork on the west boundary wall and its replacement with lightweight infill walls; new concrete foundations; crack repair in concrete walls and beams; installation of new columns within the building envelope; new hotel office, lobby, reception and rooms (40) and the decommissioning and removal of the original heating system of large perimeter radiators.

The hotel fit out featured an artistic theme with each of the five hotel floors assigned to a local Christchurch artist to decorate. The artists involved were: Josh O'Rourke, Clint Parks, Kyla K, Jacob Root and Lara Marshall.

The interior has been significantly altered, with heritage fabric removed over time. Interior heritage fabric is now limited to the lift; staircase, stair balustrade and staircase light fittings; and structural elements – floor plates, ceilings, beams, walls, columns and piers. The remaining heritage fabric is of significance because it evidences the original structural design, era of design, and aesthetics of the fit out of the building which are associated with architects B J Ager and Peter Beaven.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Canterbury Terminating Building Society building has technological and craftsmanship significance for its association with leading Christchurch engineer, Guy Powell, and as an example of late-1950s reinforced concrete frame construction applied to a multi-storey office building. Steel framing was used in the construction of the penthouse with generous areas of glazing for both the penthouse and office floors below. The building is a

notable survivor of a type of building once common in the city, but largely lost as a result of the Christchurch earthquakes. The fact that it survived the Canterbury earthquakes in essentially undamaged condition demonstrates its structural resilience and the quality of the initial engineering design with its robust grid of concrete columns and beams. The use of materials such as bronze for its architectural detailing also contribute to the building's technological and craftsmanship significance.

The building was seismically strengthened in 2019 which added contemporary structural materials and methods as a layer to the original fabric.

The interior heritage fabric evidences the quality and innovation of the construction and its materials.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

The former Canterbury Terminating Building Society building has contextual significance for its size, scale, design and quality and as a central business district landmark, prominently located on the south end of Manchester Street, on the corner High Street.

The original context of the building has been dramatically changed – it was historically part of an important grouping of Peter Beavan designed buildings, and was aligned with Bedford Row (removed). The picturesque quality of the upper levels, viewed from the north and west, adds a sculptural quality to the city skyline.

The setting consists of the immediate land parcel, including the canopy over the footpath.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

The former Canterbury Terminating Building Society building and setting have archaeological value because they have the potential to provide archaeological evidence relating to human activity on the site, including that which occurred prior to 1900. The site is located on the main north-south access route used by Ngāi Tahu for mahinga kai (food gathering). TS Lambert's map of the inner city shows that there were buildings on this site by 1877.

ASSESSMENT STATEMENT

The former Canterbury Terminating Building Society building, its setting and noted interior fabric have overall high heritage significance to Christchurch, including Banks Peninsula.

This commercial building has historical and social significance for its association with the Canterbury Building Society and the development of the region's financial infrastructure and cultural significance as evidence of the increasing role building societies played in home financing in the mid-20th century. The former CTBS building has high architectural significance as a rare surviving commercial work by one of Canterbury's most important 20th century architects, Peter Beaven, in association with B.J. Ager. The former CTBS building has technological and craftsmanship significance for its resilient reinforced concrete frame construction and use of materials such as bronze for its architectural detailing. The former CTBS building and its setting have contextual significance as a central city landmark which has become more prominent since the 2011 Canterbury earthquake. The former CTBS

building and its setting have archaeological value in view of their location on the main North-South access route used by Ngāi Tahu for mahinga kai (food gathering). The site is also located in a part of the city that has been built up since the 19th century.

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REPORT DATED: 30 OCTOBER 2021

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1401
*COMMERCIAL BUILDING AND SETTING, FORMER PUBLIC
TRUST OFFICE –
152 OXFORD TERRACE, CHRISTCHURCH***



PHOTOGRAPH: F WYKES - AUGUST 2020

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Public Trust Office building has historical and social significance for its association with the Public Trust and its operations in Canterbury for over 70 years.

The Public Trust Office was established by Act of Parliament in 1872 to provide an independent and impartial trustee for colonists wanting to settle their estates in a careful fashion. The Canterbury branch of the Public Trust was established in Christchurch in 1880, an agency having been in existence since 1876. Initially the office had its premises in Cathedral Square and oversaw sub-agencies in Ashburton, Timaru and Oamaru. The Public

Trust Office Amendment Act 1912 enabled the trustee to delegate powers to Local Deputy Trustees. During the 1910s and 1920s the Public Trust decentralised and built purpose-built offices in regional centres throughout the country. The new Christchurch office of the Trust was designed in 1920 and opened in May 1925.

Ownership of the building transferred from the Public Trust in 1997. The building was then used as commercial premises by a variety of tenants in the 1990s and early 2000s. Prior to the 2010 and 2011 Canterbury earthquakes the building remained in use as an office space with a restaurant and bar occupying part of the ground floor.

The building is a rare interwar survivor of a professional services building which were once common in Hereford Street and in the area around Cathedral Square.

Applications to demolish the building under the Canterbury Earthquake Recovery Act were made in early 2014 (declined) and January 2015 (also declined) and the building was removed from the City Council's Heritage Schedule during District Plan hearings in 2016. Following this the building was sold to City Hall Ltd. in 2017, after they were awarded a Central City Landmark Heritage Grant to assist with the repair of the building. Work was undertaken on the building to retain and repair it over the following three years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Public Trust Office building has cultural significance for its association with the work of the Public Trust in Canterbury. The Public Trust was established in 1873 and provides services including wills and estate administration services. The Public Trust acts as trustee for people who do not have friends or relatives willing or able to undertake trustee duties. Public esteem for the building was shown by the response of members of the community who were concerned when it was under threat of demolition in 2014/15.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former Public Trust Office building has high architectural and aesthetic significance for its design by leading interwar architect Cecil Wood.

Cecil Wood was articled to Frederick Strouts and later worked for the firm of Clarkson and Ballantyne. He was also a partner with Samuel Hurst Seager for a time. As a sole practitioner, Wood's interwar works included the State Insurance building; Bishopscourt dwelling and chapel (dwelling demolished); the Hereford Street Post Office Savings Bank (demolished) and the High Street Post Office in Christchurch; the Public Trust Offices in Christchurch and Dunedin; and churches at Waiau, Woodbury, Fendalton, Tai Tapu, Cashmere, and Woodend. He was also noted for his domestic architecture.

The former Public Trust Office was one of Wood's first large-scale commercial commissions. It is the earliest of three of his major commercial works that combined features of Modernism with stripped classicism – the other two are the Hereford Street Post Office (1941, demolished) and State Insurance building (1935-37) on Worcester Street.

It is designed in a stripped Neoclassical style, with a symmetrical façade of vertical piers topped by a projecting parapet. The exterior features Sydney sandstone on the base, the Public Trust coat of arms above the entrance which features the wording 'SECURITY', and decorative torch holders. The name of the institution is set out on the face of the building below the projecting cornice. The Neoclassical corporate style of the Public Trust Office can also be seen in the other Public Trust buildings around the country, including those in Napier, Hamilton, Timaru, Gisborne, Nelson, Whangarei, and Auckland.

At the time of construction, the internal fittings were of Queensland maple, with marble lined public spaces on the ground floor. The ground floor consisted of a large banking chamber with restrained classical detail on the pillars and plaster ceiling. To the rear of the building was a two-storey annex that originally housed cars, bicycles and provided cloakrooms and was designed to allow for the future expansion of office space if necessary. The basement of the main wing was built with a fire and 'burglar proof' safety deposit strongroom with specially constructed steel lockers for public use. A revolving vehicle turning device was designed for the motor house.

Over time the building has undergone internal change, particularly in the 1970s with the insertion of a mezzanine level within the ground floor. However, aside from the entry doors the principal façade has remained relatively intact. The interior layout was changed by Willis and Associates - Architects Ltd. in 1992. In the 1990s a penthouse level was added to the building, set back to minimise its impact on the façade. Earthquake-strengthening was carried out in 2009, with the work including the incorporation of new shear walls to the full height of the building and the restoration of the original ground floor banking chamber, including the removal of the 1970s mezzanine floor.

The recent work to the building has resulted in the retention of the southern staircase, the lift shaft and glazing, the vehicle turntable and the safe doors in the basement. The lockers in the basement have been removed, as has the remaining marble on the ground floor. A great deal of internal decoration was removed during the strengthening in the late 2000's. A revolving door salvaged from the demolished former Pyne Gould Guinness building on the corner of Manchester and Cashel Streets has been installed at the main entrance from Oxford Terrace. The rooftop extension has been reconfigured with much of the 1980s work removed, and new additions created. This area is intended to accommodate a publicly accessible bar.

Because the interior of the building has been much altered, with the loss of the interior layout and original features over time, there is limited interior heritage fabric remaining. Interior heritage fabric is limited to the remaining original posts and beams, southern staircase, lift cab, lift shaft and lift glazing bars, the vehicle turntable and the safe doors in the basement and the revolving door at the main entrance. This fabric contributes to the heritage value of the former Public Trust Office building because it evidences its past use and the design aesthetic of the period in which it was built.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Public Trust Office building has high technological significance as an inter-war example of reinforced concrete construction combined with the use of stone detailing on the

principal facade. The construction work by P Graham and Son is of a notable quality. Concrete and steel were used to create fireproof and 'burglar proof' basement chambers; the large safe doors and locking systems are of considerable technological value for their design. The vehicle turning mechanism is also of technological value for its design and innovation.

Craftsmanship detail is apparent in the base of the facade, which extends to the north over the vehicle entrance arch and is of Sydney sandstone. The coat of arms above the main entrance was carved by noted stonemason Frederick Gurnsey, who frequently worked with Cecil Wood; it is also of Sydney sandstone.

Works undertaken on the building between 2017 and 2020 have included the repair and retention of the western facade, the original staircase, the basement storey's former safety deposit store and the vehicle turntable. The Sydney sandstone base, previously painted, has been stripped and repaired with stone from the original quarry - which was opened specifically for the purpose. The retention of the west facade involved the introduction of a shear wall to the entire Oxford Terrace facade, which was cast through all the floor slabs. In addition, floor strengthening was undertaken which involved installing drag beams to increase the depth of the existing floor beams. Finally, a number of external walls have had an internal brick wythe replaced with reinforced concrete blockwork.

The revolving door, although not original to this building, is of technological and craftsmanship value for the skill evident in its construction, the quality of materials and the technology of the revolving mechanism.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Public Trust Office building and its setting has high contextual significance as a prominent landmark overlooking Oxford Terrace and the Avon River and because it is a key contributor to the group of scheduled heritage places in the immediate vicinity: the former Council Municipal Chambers, Worcester Street bridge, Mill Island and the Scott statue, Harley Chambers and the Canterbury Club - all survivors of the Canterbury earthquakes. The building has a degree of consistency with the Harley Chambers in terms of its materials and detailing. It shares a similar scale with its neighbouring building to the south (former General Accident Building). The former Public Trust building is also associated with the historic precinct values of the wider setting of the central business district and its remaining heritage buildings.

The building is located on a prominent site. It overlooks a portion of the riverbank reserve, between the Hereford Street and Worcester Street bridges, that is important to Christchurch's identity. Its distinctiveness from its neighbouring buildings and vacant sites in terms of its age and style, as well as its status as one of a small number of surviving heritage buildings in the central city contribute to its landmark qualities.

The setting consists of the immediate land parcel. The former Public Trust Office building occupies most of its site but a small right-of-way to the north of the building is included as part of the setting. This area provided vehicle access to the rear of the building. It was later incorporated into the development of the restaurant and bar areas however recent

strengthening works have restored the right-of-way. Iron gates feature at the entrance of this right of way.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Public Trust Office building and its setting have archaeological significance because the property has the potential to provide evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Although the Public Trust Office building was not built until the 1920s, the 1862 Fooks map and 1877 Lambert map both show structures on this site.

ASSESSMENT STATEMENT

The former Public Trust Office building, its setting and noted interior fabric have high overall significance to Christchurch, including Banks Peninsula, for its long association with the Public Trust and as a surviving inner-city historic commercial building. The building has historical and social significance as a reflection of the large-scale building programme undertaken by the Public Trust as it expanded its operations in the 1910s and 1920s. The former Public Trust Office building has cultural significance for its association with the work of the Public Trust in Canterbury. The building's high architectural significance arises from its Neoclassical design by leading inter-war architect Cecil Wood. It is considered one of his best commercial works. It has high technological and craftsmanship significance for its use of materials, detailing and reinforced concrete construction, and association with noted local building company P Graham and Son and leading Canterbury sculptor Frederick Gurnsey. The former Public Trust Office building and its setting has high contextual significance as a prominent landmark fronting the Avon River and as part of a group of listed places in the immediate vicinity (including the former Council Municipal Chambers, Worcester Street bridge, Mill Island and the Scott statue) and wider setting of the central business district. The building and its setting have archaeological significance because the property has the potential to provide evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

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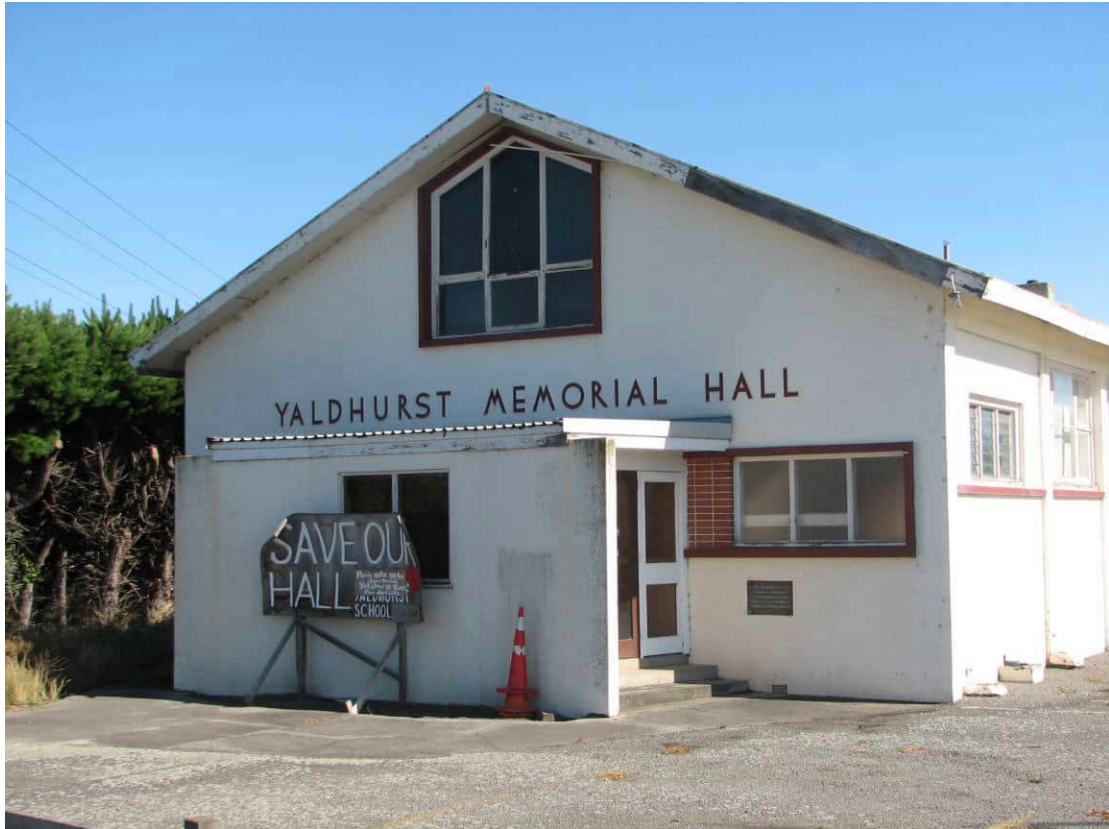
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REPORT DATED: 24 SEPTEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE ITEM
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1429
*YALDHURST MEMORIAL HALL AND SETTING -
524 POUND ROAD, YALDHURST***



PHOTOGRAPH: G. WRIGHT 29/01/2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Yaldhurst Memorial Hall has historical and social significance due to the role it has played in the social life of the local Yaldhurst community, as the local war memorial hall which contains the rolls of honour for those from the area who served in WWI and WWII, and as a product of the government's World War Two 'living memorial' subsidy scheme. It was built as a facility during the mid-twentieth century when community activity characteristically revolved around the local hall and involved a coordinated effort from the Yaldhurst community over an extended period.

In the period after WWII, the government decided New Zealand already had enough symbolic war memorials, and new commemorative efforts would be better channelled into so-called 'living memorials'; community facilities whose use and enjoyment would be an active tribute to the values of the 'Fallen'. A pound for pound subsidy scheme to match community-raised donations was introduced in late 1946 and was immediately popular. Over a period of about a decade and a half, 320 memorial facilities across the country were approved for subsidy. Nominally the definition of facilities was wide, but the government was enthusiastic about the multi-use possibilities of the 'community centre' and encouraged these, largely, to

the exclusion of other proposals. Consequently, of the 320 approved facilities, some 280 were war memorial community centres. The majority of these halls were located in rural communities, which welcomed the opportunity to build (or in some cases rebuild) a modern community gathering place. The average rural subsidy was £3,500. Altogether, the government invested £1.6 million in the scheme.¹ Within the boundary of today's Christchurch District, five community centre projects (Somerfield, North New Brighton, Mt Pleasant, Diamond Harbour, Yaldhurst) and one sports pavilion (Rawhiti Domain), received war memorial subsidies during the 1950s. Two of these (Diamond Harbour and Yaldhurst) were rural facilities; the remainder were urban.

The Yaldhurst Soldiers' Memorial Committee was formed at a meeting on 27 February 1946 with the object of building a war memorial hall. The Yaldhurst proposal remained wholly independent of the scheme until mid-1948 when the committee investigated the possibility of receiving a subsidy.

The subsidy scheme had a number of conditions that had to be met in order for a hall proposal to be eligible. Application had to be received by the Department of Internal Affairs by 16 November 1950, the hall had to be the district's official war memorial, the local authority had to be willing to take ownership of the facility on completion, and funds to be subsidized had to be lodged with the local authority by June 1953. Between 1946 and the date of Yaldhurst's subsidy application in the latter part of 1948, considerable fundraising had already taken place – such that the committee had £1,747 in their account in May 1949. In September 1950 their projected facility was, however, loosely costed at somewhere between £6,600 and £10,000. To gain maximum benefit from the scheme, the Yaldhurst community needed to raise up to £3,000 in little more than four years. Fundraising initiatives by the Yaldhurst Hall Committee over this period included raffles, dances, a gymkhana, potato growing, and an annual ploughing match. The land for the hall was donated by the Kyle family. In total Yaldhurst residents raised some £6,000 towards the cost of their new hall.

In February 1954 a contract was signed with construction firm Hewlett and Croft for £9,636 /10/11; later revised up to £10,056/10/11. As Yaldhurst had raised such a substantial amount, government was not only able to meet half of this cost, but also half the cost of fitting out and furnishing the building as well. This included a war memorial plaque, trestle tables, chairs, a piano, crockery and stage curtains. Many of these items remain in the hall today. In 1955 an additional subsidy was provided for heaters and a block fence.

The Yaldhurst War Memorial Hall was officially opened on Saturday, 4 December 1954 by local MP (and Minister of Railways) J. K. McAlpine before a crowd of 320. The formalities were followed in the evening by a ball attended by 500. The total cost of the completed facility was just under £12,000. This sum does not however account for the considerable amount of voluntary labour contributed during the nine years it took to complete the project. Due to its fundraising efforts, Yaldhurst's £6000 government subsidy was a third greater than that offered to any of the other five successful Christchurch applicants.

During the mid-twentieth century the Yaldhurst Hall provided the venue for meetings of local clubs and societies including the Yaldhurst Women's Division of Federated Farmers (YWDF) and Young Farmers, a table tennis club and indoor bowls. It also played host to a wide range of social functions including weddings, 21sts and district farewells. The regular Saturday night dance 'down the hall' was the social highlight of the week in many rural communities, and dancing played a big part in the early history of Yaldhurst Hall. Soon after it was completed, a social committee was formed to stage a regular fortnightly dance. This proved very successful initially, but with the advent of rock & roll in the early 1960s, public tastes changed and patronage declined. In 1962 the committee contracted a 'more modern' band, *The Silhouettes* to organise regular dances on their behalf. These dances came to an end in 1968. Occasional dances were also organised by local organisations; in 1958 these included

¹ J. Phillips. *To the Memory: New Zealand's War Memorials* Nelson: Potton and Burton, 2016. pp 169-192.

J. Phillips. 'Memorials and Monuments: memorials to the Centennial and the Second World War' *Te Ara* accessed 5 February 2020 <https://teara.govt.nz/en/memorials-and-monuments>

the Yaldhurst and Gilberthorpe School Committees, the tennis and swimming clubs, Yaldhurst Federated Farmers and YWDFF. Live music was not always a feature however, and a disc jockey console from this era remains in the hall's store room.

From the late 1960s, factors such as rural depopulation, better transport links and the advent of television led to a decline in traditional modes of communal interaction and a corresponding decrease in local hall use across New Zealand. The end of regular dances in the late 1960s signalled this change for the Yaldhurst Hall, however although the Hall was subject to these social trends, it did remain in fairly consistent use until 2011. The hall therefore remains an evocative time capsule of its post-war heyday. From the 1970s the meetings of the hall committee became more intermittent, and there was apparent difficulty in recruiting community members to put time and effort into hall administration. As a consequence, from the 1990s there were increasing calls for the city council to provide a greater degree of administrative support. The Yaldhurst War Memorial Hall Committee continued however until the hall was closed by the Canterbury Earthquake Sequence of 2010-2011. The hall remains closed today pending decisions on its future. A local residents' group have been campaigning for its retention and reinstatement as a community facility.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Yaldhurst Memorial Hall has high cultural and spiritual significance as the district's WWI and WWII memorial, and as a 'community centre' built under a government war memorial scheme that encouraged this particular form of social initiative.

The Yaldhurst Memorial Hall's commemorative purpose is proclaimed by the name in raised letters across the front of the building, by a foundation stone with a memorial dedication, and by two marble 'rolls of honour' flanking the stage – one for each of the world wars. The WWI roll was transferred from the local school; the new WWII roll was designed to match it. When the hall was officially opened by J. K. McAlpine on 4 December 1954, he appealed ... *to those whose responsibility it is to maintain this structure and those who make use of it to respect at all times the significance for which it stands. It represents the supreme sacrifice by the few for the many, so that those who follow may enjoy the fruits of that sacrifice in what we hope will be many decades of peace.*² The hall and its two rolls of honour were then dedicated by Rev. H. G. Norris, former chaplain to the 25th Battalion.

The hall demonstrates a distinctive characteristic of a way of life in mid-twentieth century New Zealand when local halls played an important role in their communities. The importance of the hall to the Yaldhurst community in the mid-twentieth century is evidenced by the extent of community effort that went into fund raising for the hall, and the range of social and community functions it subsequently fulfilled. A campaign to save the hall by the local residents group is evidence that the building is still considered to have significance to this community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Yaldhurst Memorial Hall is architecturally and aesthetically significant as an example of the community centres built under the government's WWII memorial subsidy scheme. It substantially retains its 1950s form and fabric.

One of the conditions of the war memorial subsidy scheme was that hall plans had to be approved in advance by the Internal Affairs Department. Memorial halls came in a wide variety of designs traversing most of the early twentieth century's architectural styles, from

² *Press* 6 December 1954

humble vernacular timber or corrugated iron buildings to local variants of Art Deco, Moderne and Modernism. What they did have in common was the basic formula - a hall, a supper room and a kitchen.

The Yaldhurst Hall Committee began their design deliberations in 1949 by inspecting the new RSA halls in Rangiora, Southbridge and Papanui to inform their planning. An initial concept from architect R. A. Heaney was approved by Internal Affairs in 1951. Heaney was later replaced with L. G. Childs in 1952. After a long delay, Child's design was approved by the government in November 1953. Tenders were called immediately. Successful tenderer Hewlett and Croft worked quickly, and the completed Yaldhurst War Memorial Hall was handed over on 31 August 1954.

The new Yaldhurst Hall was a large building for what was then a small, primarily rural community. Designed in a functional modernist style and built in reinforced concrete and concrete block, the exterior is largely utilitarian. A fuel store was added to the rear in 1957 and a new entrance foyer on the frontage in 1959.³ These later projects do not appear to have received a memorial subsidy. The interior consists of a pinex-lined 18 m main hall with a polished rimu floor, a supper room, a committee room, a large, fitted kitchen with a stainless steel bench and twin hatches (with a raked hood) through which tea would have been dispensed, and a projection booth (although there is no evidence that this was ever fitted out and utilised). 'Gentlemen' and 'Ladies' toilets flank the entry; these are marked with both painted and back-lit glass signs so the facilities could be located when lights were dimmed. The compact varnished ply-lined foyer contains a small ticket office whose multiple compartments suggest that it once also sold cigarettes or sweets. The interior layout and spaces, structure and linings, fixtures, hardware, materials and finishes are notably intact and are evocative of their era. The whole interior is therefore considered to be part of the heritage item. The building was damaged in the Canterbury Earthquake sequence of 2010-2011. Assessed as earthquake-prone, it is currently closed pending decisions on its future.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Yaldhurst Memorial Hall has technological and craftsmanship significance as a well-appointed public hall of the post-war years, built in materials that were of a high quality, and innovative for the time. The level of community and government funding available for the Yaldhurst Hall ensured that the hall was a particularly well-constructed building for its time. The technology and materials employed (a reinforced concrete frame with concrete block panels) support this interpretation. Large scale commercial concrete block production in New Zealand began in Christchurch in the early 1950s, and although reinforced block construction rapidly became popular, the choice of block for the Yaldhurst Hall in 1953 was still relatively novel.⁴ None of the other war memorial facilities built under the government's subsidy programme in Christchurch utilized this form of construction. Elements of the interior fit-out also have craftsmanship significance, including the notably large and original fitted kitchen with its hooded serving hatches and stainless steel benches and the polished rimu floor in the main hall.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

³ Yaldhurst Soldiers' Memorial Hall Committee (later Yaldhurst War Memorial Hall Committee) files 1946-2003.

⁴ N. Isaacs *Making the New Zealand House 1792-1982* Phd. thesis, Victoria University 2015, p155.

The Yaldhurst Memorial Hall has contextual significance in relation to its site and setting. The hall is located on a large site at the southeast corner of the busy intersection of Yaldhurst and Pound Roads. It is set back from the corner but surrounded on the west and north sides by open metalled carpark, making it a highly visible landmark. When the hall was opened in 1954, its environs were wholly rural. Despite the volume of traffic now passing, and the proximity of the urban area of the city, the hall still has paddocks and shelter belts on its eastern and southern boundaries, and so retains something of this rural aspect. The scheduled setting consists of the immediate land parcel.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Yaldhurst Memorial Hall and setting are of archaeological value because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. Prior to the hall's construction in 1953-54, the site was agricultural land.

ASSESSMENT STATEMENT

The Yaldhurst Memorial Hall and setting, including the whole interior, are of overall significance to the Christchurch district including Banks Peninsula.

The Yaldhurst Memorial Hall has historical and social significance due to the role it has played in the social life of the local Yaldhurst community and as the local war memorial hall which contains the rolls of honour for those from the area who served in WWI and WWII and as a product of the government's World War Two 'living memorial' subsidy scheme. The hall is of high cultural and spiritual significance as the Yaldhurst community's dedicated war memorial to both world wars. It demonstrates a distinctive characteristic of a way of life in mid-twentieth century New Zealand when local halls played an important role in their communities as evidenced by the extent of community effort that went into fundraising for and constructing the hall. The hall is of architectural and aesthetic significance as a modernist vernacular hall designed by L.G. Childs. The interior is notably intact and is therefore considered to be part of the heritage item. The Yaldhurst Memorial Hall has technological and craftsmanship significance as a well-appointed public hall of the post-war years, built in materials that were of a high quality, and innovative for the time. The hall has contextual significance in relation to what remains a primarily rural site and setting at the intersection of Pound and Yaldhurst Roads in the peri-urban township of Yaldhurst. The hall and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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The Press

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1433
*DWELLING AND SETTING -
35 RATA STREET, RICCARTON***



PHOTOGRAPH: GARETH WRIGHT, 19.3.2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

35 Rata Street has historical and social significance for its association with first owner Kate Passmore (nee Kincaid) and the Kincaid family of grocery retailers and for its long-standing association with prominent peace activists Kate Dewes and Robert Green, and the role it played in their national and international peace activism.

The house is located on land which once formed part of an area of bush known to Māori as Pūtārikamotu. The bush has been identified by Ngāi Tūāhuriri kaumātua as a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered.¹ The land was later part of the Deans' family property *Riccarton* which includes Riccarton Bush Pūtaringamotu, a remnant stand of the Kahikatea floodplain forest. Brothers William and John Deans located their farm – the first permanent European farm on (what would become) the Canterbury Plains – here in 1843. They later named the property *Riccarton* after their home parish in Scotland. After organised European settlement commenced, the lease was

¹ Pūtārikamotu, <https://www.kahurumanu.co.nz/atlas>

negotiated into a 400 acre freehold at Riccarton and an additional grazing property on the plains west of the city. Beginning in the 1880s, the Deans family began to sell off the Riccarton property. The area between Riccarton Bush and Riccarton Road comprising Kauri, Rata and Rimu Streets was subdivided in 1912.

In January 1923 a section in Rata Street was sold to Kate May Kincaid (1895-1965). Kate was the eldest daughter of prominent businessman Thomas Kincaid, proprietor of successful Colombo Street grocery retailer, Kincaid's. The Kincaid family were at the time living a short distance away at *Baron's Court* (now better known as *Antonio Hall*). Kate married manufacturer James Thomas Passmore (?-1972) in 1924 and apparently played a role in the governance of her father's company; board meetings reputedly took place in her new home.² In 1935 the Passmores relocated to Nelson and 35 Rata Street was eventually sold in 1941 to company manager Arthur Joseph O'Brien.³

Arthur O'Brien (1902-1945) was the managing director of M. O'Brien & Co, the large Dundas Street-based footwear manufacturer founded by his grandfather Michael in the nineteenth century. On his premature death in 1945 at the age of only 43, Arthur's wife of eight years Beatrice Gertrude (Gertrude) was left with four young children. 35 Rata Street remained the O'Brien family home until 1969.⁴

In 1971 the property was sold to Kenneth Stuart Adam and his wife Gale. Adam was a practising psychiatrist and a clinical psychology lecturer at the University of Canterbury for a decade before returning to Canada around 1980. During his time at Rata Street, one of the front rooms was used as a consulting room. After the Adams' sold the property in 1979, it passed through several hands in quick succession before being purchased by Catherine Frances Boanas (Kate Dewes) and her then husband John Boanas in 1983.

Dr Kate Dewes has been a leading figure in the peace and disarmament movement both nationally and internationally since the early 1980s. Coalescing around anti-nuclear issues from the 1960s, peace and disarmament has been an important key socio-political progressive movements of the last sixty years. For much of this time, Christchurch has been at the centre of the movement in New Zealand. The NZ Campaign for Nuclear Disarmament (lead by Elsie Locke, amongst others) began here in 1960, and retired local magistrate Harold Evans initiated the World Court Project in 1986.

Dewes' Rata Street home has been a locus of peace activism in the city, serving as both office and well-utilised meeting space. In this capacity many peace and anti-nuclear groups have convened here, and many important individuals have visited – including Prime Ministers David Lange and Helen Clark, and World Court Vice President Judge Weeramantry. In the late 1970s Dewes became involved with the Peace Foundation, a group founded in New Zealand in 1975 to promote the values of peace through practical measures such as education. Between 1980 and 1998 she coordinated the Foundation's South Island office from her home. During this period, Dewes facilitated the establishment of Peace Studies at the University of Canterbury, which she subsequently taught for 20 years. She also played key roles in bringing about New Zealand's ground-breaking 1987 nuclear-free legislation and, with future husband Robert Green, in the 'World Court Project', a citizen-lead legal challenge to nuclear deterrence that led to the historic judgement by the World Court of Justice in 1996 that nuclear weapons are illegal under international law.

In 1998 Dewes and Green established the Disarmament and Security Centre at 35 Rata Street, a specialist centre for the Peace Foundation focussing on disarmament and security issues; this became a separate entity in 2004 and they remain co-directors. During the last two decades, Dewes has served as the New Zealand expert on the United Nations Study on Disarmament and Non-proliferation Education (2000-2002) and as an appointment by UN Secretary General Ban to his Advisory Board on Disarmament Matters (2007-2013). In 2001

² Pers. Comm. G. Wright, C. Dewes 19 March 2020.

³ *Press* 9 February 1935 p28; 7 June 1937; 14 December 1938 p1.

⁴ *Press* 29 March 1945.

she was created an Officer of the New Zealand Order of Merit for services to the peace movement.

Commander Robert Green RN (retired) served twenty years (1962-1982) with the British Royal Navy, principally as a bombardier navigator. On promotion to Commander in 1978 he worked for the UK Ministry of Defence and then as Staff Officer (Intelligence) to the Commander in Chief Fleet during the 1982 Falklands conflict. The high-profile 1984 murder of an activist aunt and the unstable geo-political situation of the late 1980s prompted his active involvement in opposition to nuclear power generation and nuclear weapons. In 1991 Green became chair of the UK branch of the World Court Project. After marriage to Dewes in 1997 he emigrated to NZ. He has written extensively on security and disarmament issues.⁵

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

35 Rata Street has cultural significance as an inter-war dwelling in Riccarton, reflecting the tastes and way of life of first owners James and Kate Passmore. The dual entrances and interconnecting open-plan nature of the interior layout of the principal rooms evidence this public facing aspect of the dwelling. The cultural significance of the dwelling is further enhanced due to its association with the peace movement in the city. Christchurch has been at the centre of the peace movement in New Zealand since the second half of the 20th century, with the city being declared New Zealand's first peace city in 2002. As the home and workplace of leading peace and disarmament campaigners Kate Dewes and Robert Green, 35 Rata Street has been a centre of peace activism in the city for nearly forty years.⁶ The house, with its generous principal rooms, played an integral role as a base for their activities, both as an office and a meeting space, reflecting a distinctive way of life that integrated activism with domestic life. The wider area has cultural significance as part of Pūtarikamotu, an area that has played an integral role in the way of life of tangata whenua.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

35 Rata Street has architectural and aesthetic significance as a good example of a larger well-crafted Arts and Crafts-style dwelling of the interwar period. The Rata Street section was purchased by Kate Kincaid (later Passmore) in 1923, and it is believed the house was completed the following year. The architect [or designer] has not been confirmed however the house does exhibit features synonymous with leading Christchurch domestic architects of the period, the England Brothers, including extensive use of timber shingles, a slate roof, rectilinear leaded feature windows and toplights with rippled clear glass, and porches and projecting eaves with substantial corbels. England Brothers advertised a tender in Rata Street in late 1923 which lends support to the case for their involvement.⁷ The dwelling is a large one-and-a-half storey weatherboard Arts and Crafts-style bungalow. Its high gabled slate roof sits side-on to Rata Street, with two secondary gables facing north. Both main and secondary gables are shingled. Unusually the dwelling's window joinery is a mix of timber and steel casements. Steel windows have not been widely employed in domestic design in Christchurch, and this is an early example of their use.

The reception rooms, halls, passage and bedrooms have form, finishes and fittings commonly seen in bungalows of this period. Typical elements include beamed ceilings, panelling, built-in furniture and distinctive door and window hardware. The principal rooms have an open-plan flexible layout that suggests the house was designed for entertaining and/or business

⁵ Pers. Comm. G. Wright, K. Dewes 19 March 2020; <http://www.disarmsecure.org/about-us>; https://en.wikipedia.org/wiki/Kate_Dewes

⁶ <https://ccc.govt.nz/the-council/civic-and-international-relations/christchurch-peace-city>

⁷ *Press* 11 September 1923 p15.

use. There are two main entries, with the street-facing front door augmented by a significant side entry from the drive. A third unusual exterior door, possibly an addition, on the east elevation opens from a set of exterior steps directly onto the stair landing. The panelled stair to the two small first floor bedrooms is concealed behind a domestic-scaled door identical to others in the passage.

In 2000 alterations and additions were made to the first floor to make it a self-contained living space. Two additional dormers were added to the rear of the main gable. In the 2010-2011 Canterbury Earthquake sequence, all four large chimneys sustained significant damage and were subsequently removed in their entirety. As a consequence, just one of the original tiled fireplaces remains in-situ; this has a log burner insert. Earthquake repairs have been undertaken, but further remedial repairs are programmed. These are to include the potential replacement of the principal steel windows. In the decade since the earthquakes, the kitchen-living room area at the rear of the dwelling has been significantly altered, and a conservatory added. These spaces retain relatively little heritage fabric or value.

Although alterations have been made over time, the whole interior is considered to be part of the heritage item, including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes because of the large extent of heritage fabric that remains throughout. The interior features beamed ceilings, timber panelling, timber door brackets, built-in furniture, doors, fittings, joinery, fire surrounds and mantelpieces, stair and timber balustrade, and distinctive door and window hardware. The interior reflects the way of life of the original and subsequent owners - in particular the open plan flexible main spaces, sliding doors and different entrances evidence the use of the building as a dwelling and meeting place.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

35 Rata Street has technological and craftsmanship significance due to aspects of its construction and the quality of the design and materials. It is an early example in Christchurch of the employment of steel windows in a domestic context. The craftsmanship and quality of the materials employed, whilst not untypical of the period, are notable due to the level of detailing particularly in the metal and timber work. Evidence of the detailing is to be seen, for instance, in the metal hardware such as the door handles and window latches and in the quality and design of the built in timber furniture, doors and timber detailing. The steel joinery, slate roof and extensive interior woodwork indicate that this was of good quality construction for the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

35 Rata Street has contextual significance on its site and in its setting - which are contiguous – and also within its immediate suburban environment, which contains a number of dwellings contemporary with this address. The suburban section is located on the south side of Rata Street, between Riccarton Bush and the busy thoroughfare of Riccarton Road. The house is located towards the front of the section - with an established ornamental front garden, which includes mature trees, and a larger area containing vegetable plots at the rear – and is located close on the eastern boundary to allow a driveway to pass to the west. The rear portion of a double garage appears to be contemporary with the house. Although there is now a mixture of new and earlier houses in Rata Street it has largely retained the scale of the early street. Those dwellings contemporary with 35 Rata Street retain similarities in terms of type, form, materials and style, set against the backdrop of Riccarton Bush Pūtarīngamotu.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

35 Rata Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. As part of Pūtārikamotu an area recorded by Ngāi Tūāhuriri kaumātua as a forested area rich in bird life which was a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered, this area has archaeological significance.⁸ Between the early 1840s and 1912 the site was part of the Deans' family's *Riccarton* farm and estate. The development of the site for housing in the early 20th century would have impacted the potential for archaeological evidence to remain.

ASSESSMENT STATEMENT

35 Rata Street, its setting and the whole interior are of overall significance to the Christchurch district, including Banks Peninsula. The dwelling has historical and social significance for its association with Kate Passmore and the Kincaid family of grocery retailers, and for its long-standing association with prominent peace activists Kate Dewes and Robert Green and the role the dwelling played in their national and international peace activism. The dwelling has cultural significance reflecting the tastes and way of life of its first owners, with the dual entrances and interconnecting open-plan nature of the interior evidencing the public facing aspect of the dwelling. The cultural significance is further enhanced due to its association with the peace movement in the city, a movement for which the city is recognised for its long standing contribution. The dwelling has architectural and aesthetic significance as an example of a larger Arts and Crafts-style bungalow of the interwar period, and for the quality of its interior form and fabric. The dwelling has technological and craftsmanship significance as an early example in Christchurch of the employment of steel windows in a domestic context and for the quality of its construction and fit-out, particularly the metal and timber work which is representative of the standards of the period. The dwelling has contextual significance in relation to its site and suburban setting in proximity to Riccarton Bush. The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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Ngāi Tahu, Kā Huru Manu: <https://www.kahurumanu.co.nz/atlas>

REPORT DATED: 30/9/2021

⁸ Pūtārikamotu, <https://www.kahurumanu.co.nz/atlas>

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1444
*SOMERFIELD WAR MEMORIAL COMMUNITY CENTRE/
SOMERFIELD COMMUNITY CENTRE AND SETTING -
47 STUDHOLME STREET, CHRISTCHURCH***



PHOTOGRAPH: A OHS, 12.2.2021

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Somerfield Community Centre has historical and social significance as a community World War Two (WWII) memorial – supported by the ‘*Living Memorial*’ subsidy scheme, and for its long term use as a community facility for a variety of activities.

By the early 1910s the south-eastern part of Spreydon district had established its own identity as the suburb of Somerfield. Somerfield had been a farm in the vicinity, which was subdivided in the mid 1890s. Studholme Street dates from 1906/7. Newspapers indicate the existence of an earlier Somerfield Hall (variously called the Beckenham Hall, the Somerfield Hall and the Somerfield Street Hall) on the corner of Colombo, Strickland and Somerfield Streets which was used for social events from 1913-1933. In 1933 the Somerfield Burgesses Association (SBA) was formed to promote the interests of the growing community. The following year it was instrumental in the purchase by the Christchurch City Council (CCC) of Somerfield Park in Studholme Street; the park opened in 1935.

A decade later the SBA undertook to provide their growing suburb with a much-needed hall complex. The Association purchased a section in Studholme Street adjacent to Somerfield Park in the 1940s, and agreement reached with the CCC that they would take over the facility upon completion. CCC also agreed to provide timber for construction. Plans were drafted by architect Clifford Wells. In July 1948 the plans were submitted to the Department of Internal

Affairs (DIA) with a request for a government subsidy under the Physical Welfare and Recreation Act (1937).

In late 1946 the government established pound for pound subsidy scheme to match community-raised donations for 'Living Memorials' - useful community facilities that also served as war memorials. The SBA were told that more money than that requested would be available if the Association designated their hall Somerfield's official District War Memorial, which they did in July 1949. The DIA approved in principle the sum of £3,500. In August 1951, soon after the Centre had been completed, the CCC (as new owner) lodged a claim for £4,022/4/9. Although the subsidy claim was £500 in excess of the original estimate, it was granted and an additional £85 was also later granted for landscaping. Across metropolitan Christchurch, a further four community centre projects (North New Brighton, Mt Pleasant, Diamond Harbour and Yaldhurst) and one sports pavilion (Rawhiti Domain) also received war memorial subsidies. The Somerfield Community Centre is one of 320 memorial facilities across the country that were approved for the subsidy.

There is a long history of the collective experience of many New Zealanders taking place in local halls, and this continues today. The role of the Somerfield hall as a local hub was supported by its primary use by a local kindergarten. The kindergarten, later operating as a play centre, was the major user of the hall until the mid-1990s. Although no longer located in the community centre building, this childcare facility remains on-site today. Somerfield Primary School, which is located across the road, has also been a frequent user through the years.

Community interest in the centre revived in the early 1990s and a new group of local residents stepped in to run the facility. In addition to the Play Centre and the local primary school, other regular users in recent decades have included indoor bowls, the Olympic Harriers Club and exercise and dance classes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Somerfield War Memorial Community Centre has cultural and spiritual significance as Somerfield's dedicated World War II memorial.

In order to receive the government's war memorial community centre subsidy, a hall had to be designated the official WWII war memorial for the district. The whole hall is a war memorial and the Somerfield Burgesses Association also had a bronze Roll of Honour (complete with lighting) installed on the street frontage of the community centre.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Somerfield Community Centre is architecturally and aesthetically significant as a work of prominent mid-century Canterbury architect Clifford Wells, for its design which strongly responds to the residential suburban context, and as an example of the variety of styles of halls built under the government's war memorial subsidy scheme.

One of the conditions of the war memorial subsidy scheme was that hall plans had to be approved in advance by the Internal Affairs Department. Some of the plans received by the department were drawn by professional architects, but many were just sketches conceived by locals; either way most plans were eventually approved. Consequently, the memorial halls came in a wide variety of designs traversing most of the mid- 20th century's architectural styles, from humble timber or tin buildings that would not have looked out of place in Edwardian New Zealand, to local variants of Art Deco, Moderne and Modernism.

When the SBA applied for a war memorial subsidy in July 1949, planning for the Somerfield Community Centre was already well-advanced. Before confirmation that it had been successful a tender for construction had been accepted, from Wiseman Construction for £6088. There was then a delay while the plans were modified¹ in consultation with the Ministry of Works, the subsidy was approved in November 1949, and a revised contract was signed with Wiseman. Construction commenced in early 1950 under CCC supervision, and the community centre was completed in May 1951. Just three years later, the building's rear veranda was enclosed to provide additional space for the kindergarten.

Clifford Burnard Wells (1914-2003) initially studied architecture in Christchurch before travelling to London in the mid-1930s to complete his training. After a period with W H Trengrove, he commenced practice on his own account in 1944. Between 1970 and his retirement in 1989, Wells operated in partnership with his son. Wells designed many churches across Canterbury and Westland during the 1950s and '60s. He was also a busy commercial architect; the former Miller's Clothing Factory in Wairakei Road was one of his notable designs.

The plan - with its rear entry vestibule, first floor meeting room and wingless stage - responds to the narrowness of the site and the need to integrate a kindergarten. Despite the building's overall size, from the street it has a domestic character which allows the centre to blend with its suburban environment. The low eaves, red brick walls, large steel-frame windows, Moderne-influenced portholes, board and batten gables, and the absence of a front entry, are all features which suggest a post-war dwelling. This is reinforced by a street-front set-back, tidy front garden and low brick wall.

From the 1970s, the Somerfield Community Centre entered a period of relative neglect. In 1987 a council survey identified significant damage to the lathe and plaster wall and ceiling linings in the hall due to water ingress, and these were subsequently replaced. The following year, a further council report recommended an extensive programme of repair and maintenance. In 1996 the Play Centre moved into a new stand-alone building on site and the former kindergarten space was adapted to become a dedicated supper room – a feature which the centre had lacked until this point. In early 2010 the problematic concrete tile roof was replaced with corrugated steel. After the Canterbury Earthquakes, despite the absence of significant damage the hall was determined to be earthquake prone. Temporary buttresses were installed to allow the centre to continue to function; these remain in place.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the large extent of heritage fabric that remains throughout. Interior features include the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. These are highly intact and reflect the period in which the hall was constructed, and its history of use.

The hall space features a timber floor and panelling, steel-frame windows with hardware, and a coved ceiling. The stage, backstage spaces, the servery hatch, and a projection booth remain. Timber doors and hardware remain throughout, including signage on the toilet doors. Original timber kitchen cabinetry and hardware remain.

The Roll of Honour includes the rank of the servicemen – this was not common practice.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Somerfield Community Centre has technological and craftsmanship significance for its material and finishes which are of a good quality and characteristic of the period.

¹ The Department of Internal Affairs considered the width and height of the stage inadequate, that there were unspecified structural defects, no dressing rooms, and a cramped vestibule. Council had approved the plans. Archives New Zealand, Somerfield 174/439.

The building features brickwork, metal-framed windows, a bronze roll of honour, and timber flooring and panelling. The timber floor in the hall is in particularly good condition. Timber panels on the exterior feature scalloped edges. There are two porthole windows with brick surrounds.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Somerfield Community Centre and setting have contextual significance in relation to their site, setting and wider suburban Christchurch context.

The building sits on a long rectangular parcel the width of a standard suburban section of the period, with a childcare facility built to the north end of the parcel in 1996. There are houses in close proximity on either side. The setting includes an area of trees to the rear, a low brick wall to the street, and residential style garden plantings to the front. The setting excludes the childcare facility.

The hall closely relates to the established suburban residential character of Studholme Street in its garden setting, scale, siting, materials, detailing and forms. The context clearly influenced the planning and appearance of the community centre, which was designed to blend with its suburban environment. The centre also has a relationship with its wider context, as it is located in close proximity to both Somerfield Park (which it backs on to) and Somerfield Primary School.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Somerfield Community Centre and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. Prior to subdivision in 1903, Studholme Street was part of a rural property owned by the Studholme family.

SUMMARY ASSESSMENT

The Somerfield War Memorial Community Centre/Somerfield Community Centre and setting, including the whole interior, are of overall significance to the Christchurch district including Banks Peninsula.

The Somerfield Community Centre has historical and social significance as a community World War Two memorial – supported by the ‘Living Memorial’ subsidy scheme, and for its long term use as a community facility for a variety of activities. It is of cultural and spiritual significance as the suburb’s dedicated WWII memorial. The building is of architectural and aesthetic significance as a work of prominent mid-century Canterbury architect Clifford Wells, carefully designed and detailed to respond to its context, and as an example of the halls built under the government’s war memorial subsidy scheme. The Somerfield Community Centre is of technological and craftsmanship significance for the range of quality materials used in its construction and detailing. The building has contextual significance because of the way it relates to its suburban residential setting in terms of its garden, scale, siting, materials, detailing and forms. The Somerfield Community Centre and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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REPORT DATED: 27.9.2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1405
FORMER DWELLING/STUDIO, GARDEN AND SETTING,
THE SUTTON HERITAGE HOUSE AND GARDEN -
20 TEMPLAR STREET, CHRISTCHURCH**



PHOTOGRAPH: A. OHS, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

This dwelling/ studio, garden and setting are of high historical and social significance for their association with William (Bill) Sutton, an important New Zealand artist and long term lecturer at the University of Canterbury. The house is a rare reminder of the residential environment in the vicinity of the Avon River that was largely demolished following the large scale damage to land and property caused by the Canterbury Earthquakes.

The house at 20 Templar Street was Sutton's home and workplace for 37 years. He produced many of his renowned works there. Sutton was born in Christchurch on 1 March 1917 and was educated at Sydenham School, Christchurch Boy's High School, Canterbury University College School of Art (1934 – 1938) and the Anglo-French Art Centre London (1947-48). He was a lecturer at the School of Fine Arts at the University of Canterbury for 30 years (1949 – 79); a council member (1949 – 60) and vice-president (1965-67) of the Canterbury Society of Arts; a member of the

Visual Arts Advisory Council and QEII Arts Council and a trustee of the National Gallery National Museum and War Memorial. William Sutton received many major art awards and fellowships including: Canterbury College Medal (1937), QEII Arts Council Fellowship (1973), Companion of the British Empire (1980) and Governor General's Award in 1984. He died on 26 January 2000.

Sutton was one of Canterbury's most important 20th century landscape painters and today his works are in public and private collections throughout New Zealand and overseas. Many of these works including dozens of portraits of some of the most eminent figures of the day in law, education, medicine and many other professions were painted in his Templar Street studio where he lived and worked between 1963 and his death in 2000.

The purpose-built dwelling incorporating a studio enabled Sutton to paint and store his artworks, accept formal portrait commissions in much greater numbers and to explore other media, particularly printing. Sutton had an Albion press which he used to set up what he called Templar Press.

The interior of the house and the garden are of high historical and social significance because they evidence Sutton's way of life and work and are able to convey with immediacy the way of life of one of New Zealand's most important artists and thereby provide valuable context and insight into his work.

Following Sutton's death in January 2000 the property was briefly owned by the William A. Sutton Trust before being sold to former Christchurch Art Gallery Director, Neil Roberts. One of the conditions of that sale was that a covenant be placed on the title, which meant that the house and surrounding garden are to remain unaltered in perpetuity. This was entered into with the Christchurch City Council in August 2002.

The land sustained some liquefaction as a result of the February 2011 earthquake and some lateral movement occurred to the house. The owner vacated the property after essential services to the area were cut off. The Canterbury Regional Earthquake Authority (CERA) announced on 23 March 2012 that 20 Templar Street was to become part of the area of land designated as Red Zone, and owned by the Government.

Ownership transferred to Land Information New Zealand (LINZ), who undertook repairs and strengthening works in 2019/2020. On completion of the works, LINZ transferred ownership to the Christchurch City Council. The Sutton Heritage House and Garden Trust, formed in 2019, plan to manage the property as a house museum and cultural destination. An Artist in Residence programme has been established.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The property is of high cultural significance for its association with a notable New Zealand painter, who made a significant contribution to the cultural life of New Zealand, and his way of life.

The building holds a similar cultural significance as other important artist residences in New Zealand such as the Rita Angus house in Wellington and the Colin McCahon house in Auckland. The Dame Ngaio Marsh house is a comparative local example.

There is commemorative value in the house which provides a connection with and understanding of the artist and his works.

The house with its studio and garden demonstrate Sutton's way of life as an artist which was to work and live from the same location and be closely connected with natural features. He produced many of his most notable works at the property, and hosted social gatherings there.

Following the Canterbury Earthquakes, and the designation of the land on which the property sits within the Red Zone, there was public concern expressed for its future. Some City Councillors expressed a desire to save the dwelling and studio in 2012 (*The Press*, 'Councillors want to save artist's former home', Lois Cairns, 4.9.2012). A Trust – the Sutton Heritage House and Garden Charitable Trust - was formed in 2019 to secure its ongoing use, and public accessibility. It is important as heritage which survived large scale post-earthquake demolitions in the city.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling/studio and garden, are of high architectural and aesthetic significance as they were purpose-built for Sutton, to a design by fellow artist and sculptor Tom Taylor in 1961. The building relates stylistically to local interpretations of Modernist architecture, and the studio is the main focus of the building.

The house retains a very high degree of originality, and clearly evidences its built purpose and use as an artist's residence and studio. Taylor, a lecturer in sculpture at the University of Canterbury's School of Fine Arts from 1961-90 had studied architecture for two years and came up with a design that successfully incorporated a compact two-storey residence and studio. Taylor also designed several other houses in Christchurch.

The house has a single storeyed studio and glasshouse at the western end, and a two storied living areas to the east. The roof is mono-pitched. Cladding is vertical tongue and groove timber. The windows are timber framed. A garage is incorporated, with a garage door facing the street. A balcony with timber balustrade overlooks the garden on the north façade.

Conservation and repair works were undertaken in 2019/20. This included replacement of rotten timbers, repair of fibrous plaster wall and ceiling linings, installation of structural bracing (requiring replacement of some wall claddings and linings), the removal of the damaged section of block wall to the street boundary with a view to reconstructing it, and removal of the Paulownia tree adjacent to it. Disabled access was added from the garage to the living room with a revised garage door to replace the later galvanised steel garage door and an enlarged internal door. Other changes include a new fence along the original north boundary line, two gates in the fence at the north-east corner of the property and bricks laid in the previous location of a vegetable garden.

The dwelling features a terrace along the front, and a patio. The house was designed to maximise light - a high bank of windows runs along the back wall of the studio space, which was also used for living and entertaining. The house combines elements of the traditional colonial cottage (pitched roof, veranda) with modernist elements (boxy rear section). External timber cladding is vertical; windows are timber framed.

The whole interior is considered to be part of the heritage item because of the large extent of heritage fabric that remains throughout. The interior layout features a small private upstairs space and large studio/living room downstairs, which comprises a third of the floor plan. Built in bookcases, and the original kitchen joinery remains, with sliding cupboard doors, to the original design by Taylor. The form, spaces, materials, structural elements, ceilings, walls, joinery, doors, fittings, hardware, stairs, balustrades and steps, built-in furniture, finishes, flooring and design elements are highly intact. The balustrade in the dining room is made of New Zealand beech. The log burner and tiled hearth were later additions made by Sutton and are therefore also associated with the artist. A decorative plaster cast (from the former Arts School collection) is built into the south wall of the studio. The shelving wall incorporates a Fijian tapa cloth backing, purchased by Sutton in the 1950s. Sutton's easel and portrait chair remain in the house.

Sutton developed and planted the garden. The garden is of high architectural and aesthetic significance for its plantings, brick paths, brick terrace, walls, gates, established trees and layout. Plantings include cabbage trees, camellia, lancewood, nerium, white rata, rhododendron, callistemon, grapefruit, kowhai, paulownia, lemon, feijoa, aralia, karaka, winter sweet, quince, aucuba, aralia, prunus, embothrium, and chaenomeles. The garden features areas of distinct character as a result of the plant palette and use.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling and studio are of significance as the methods and materials used reflect the practices of the period, with a particular attention to the quality of materials and detailing on the interior and exterior.

The wall to the street is of unpainted concrete block, and the garden features a brick courtyard and paths as well as concrete paths. The exterior is characterised by the use of vertical timber cladding. Stained and painted timber also features on the interior for built in furniture, exposed beams, doors and trims. Tapa cloth and a decorative plaster work feature in the studio.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling/studio, garden and setting have high contextual significance for the way the house is placed in its original garden setting, and for the design of the garden. The garden, front gates, street wall and plaque are ancillary features that have significance in the setting of the house. In landscaping the property Sutton incorporated a path and courtyard paved with bricks recycled from the demolition of a local hotel. One of Sutton's interests was his garden which he developed and planted soon after he began living at Templar Street. He established many trees and exotic plants. A number of his more substantial plantings have matured and remain today. Trees reach towards the upper storey balcony and there is an integration between the house and garden. The wider context of the dwelling within a residential

area has significantly changed since the large-scale demolitions that followed the Canterbury Earthquakes.

When the title was transferred to the Council the original section had been extended with the addition of two adjacent empty sections to the north to allow for the development of the property as a house museum. The setting for the dwelling/studio consists of the original property, which includes Sutton's established garden, as well as the adjacent properties, formally 22 and 26 Harvey Terrace, that are now integrated into the future of the site.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The property is of archaeological significance as there is early documented activity on the site. The property is located close to the Ōtākaro (Avon River), which was an important part of the interconnected network of traditional travel routes for Ngāi Tahu, and which supported numerous kāinga mahinga kai (food-gathering places), where birds, fish and plants were harvested and gathered¹.

The property at 20 Templar or Templer Street as it was known until 1917 has had only four owners since it was subdivided from rural section 33 in 1894. The first purchaser of the site was Christchurch soda water manufacturer Ernest William Griffin and his wife Sarah Griffin. The Griffins lived at this address for several years before renting the property. In 1928 Mrs Griffin sold 20 Templar Street to Christchurch electrical engineer Colin Curtis who also rented the property out. Curtis sold it to R.C Millar (builder) who later sold it, as a vacant section, to Sutton. The adjacent properties that now form part of the setting both had the original villas at the time of the Canterbury earthquakes; both are now demolished.

ASSESSMENT STATEMENT

William Sutton's dwelling/studio, garden and setting, including the whole interior, are of overall high heritage significance to the Christchurch District, and also have heritage significance nationally, considering Sutton's standing as a New Zealand artist.

The dwelling/studio, garden and setting are of high historical and social significance for their long term connection with Sutton and his work. They are of high cultural significance as the residence and workspace of an important New Zealand artist, illustrating his way of life. The dwelling/studio, garden and setting are of high architectural and aesthetic significance for their mid-century architectural design by Tom Taylor and are of high contextual significance for the integration of the house with its garden. The dwelling is of technological and craftsmanship significance for its use of standard methods and materials of the time with particular attention to the quality of materials and detailing. The property is of archaeological significance for the early history of activity on the site, and potential to provide evidence of this.

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REPORT DATED: 5 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1456
FORMER CASHMERE SANATORIUM OPEN AIR HUT AND
SETTING - 29 MAJOR AITKEN DRIVE, CHRISTCHURCH



Photo: Christchurch City Council, 2019

The Former Cashmere Sanatorium Open Air Hut and setting are of overall Significance to Christchurch and Banks Peninsula.

The Former Cashmere Sanatorium Open Air Hut and setting are of high historical and social significance for their association with the Cashmere Sanatorium, which was opened in 1910 to care for patients with pulmonary tuberculosis (TB). The disease had a significant impact on the Canterbury community, and approximately 10,000 patients were treated there between 1910 and 1960. The building is also associated with the medical professionals who worked and resided there, including the first doctor - Dr George Blackmore and medical officers, nurses and porters (orderlies).

In the late 19th century the disease was a major killer of in New Zealanders. Sanatoria were set up around the country from the turn of the century to provide specialist care. (Te Ara) The Cashmere Sanatorium was the first to be opened in the South Island. The disease peaked during WWII with 2603 cases recorded in 1943. Control measures were legislated in the Tuberculosis Act of 1948.

Although Nurse Sibylla Maude had initially established a tent based tuberculosis sanatorium in Wainoni in the early years of the twentieth century, the disease was deadly and prevalent enough to warrant the need for a permanent facility in Christchurch. There were 506 cases and 160 deaths noted in Canterbury in 1907 (Bennett). Large numbers of people caught the disease. Before the 1960s the main form of treatment was rest and exposure to sunlight and fresh air. The Cashmere Sanatorium was established with assistance from fundraising, and 12 acres of land donated for the

purpose by the Cracroft Wilson estate. The foundation stone for the main building was laid in 1907 by the Acting Prime Minister the Hon. W. Hall-Jones. The North Canterbury Hospital Board took over the 35 bed hospital before it opened in 1910. The sanatorium was initially managed by Dr. George Blackmore, who lived in a grand brick house situated on the hillside below the main building.

Coronation Hospital (for advanced cases of TB) opened on the same site in 1914 and a Military Sanatorium was built in 1918 to care from WWI returned servicemen with the disease. All of these institutions came to be known collectively as Coronation Hospital. The part of the complex where the huts were situated became known as the Middle Sanatorium. Upon its opening, there were 31 beds, with 27 of these located in the huts on the hillside. To the north and west of the main block, and to the east towards a gully, flat terraces were excavated for the huts. Over the years more terraces were formed, lower down the slopes, to site more huts. The huts were set side by side in rows along the terraces. A few special shelters could be rotated to catch the sun. By 1917 there were 85 beds in the shelters ('Up the Hill', Canterbury Area. Health Board). Governor-General Lord Bledisloe and Lady Bledisloe visited the Sanatorium in 1930, and Lord Bledisloe was reported as being very impressed with the huts. <https://www.stuff.co.nz/the-press/christchurch-life/124587082/1930-a-visit-to-the-sanatorium>

As medical care improved and cases of the disease reduced from the 1950s, along with recovery time from the disease, Coronation Hospital changed focus to care for the elderly over time. The last TB patient left the hospital in 1960 – fifty years after the hospital opened to patients. The shelters stood empty at this time, and most were relocated off site. The elderly persons facilities were closed in 1991 and the remaining sanatorium buildings were demolished in 1993 to make way for a new housing development (Broad Oaks). At this time Fulton Hogan donated the last remaining hut to the City Council, which was relocated to Council reserve land in Coronation Reserve in the late 1990s. Street and place names in the area reflect the past history of the site (eg Coronation Reserve, Major Aitken Drive).

The Former Cashmere Sanatorium Open Air Hut and setting are of high cultural significance as they reflect the way of life of patients at the sanatorium – isolated, with only the basic needs met. The site of the former sanatorium complex reflects the provision of care for members of society who are unwell, and the needs of particular groups such as returned servicemen and children. The sanatorium complex was largely avoided by the general public, to the extent that people were unwilling to build houses nearby, or send their children to play with the doctor's children, for fear of catching the disease. (Christchurch City Libraries). Although the sanatorium was seen by the general public as a place of death and despair, Dr. Blackmore was adamant that the sanatorium would be 'an atmosphere of cheerfulness and hope'. Despite his stern and reserved demeanour, he cared strongly for his patients, and was an advocate for their right to return to society as contributing members, not outcasts. At a time when there was no proven cure for tuberculosis, hope was all the patients had. Former patients struggled to reintegrate into society and employment due to the stigma of beliefs around the disease at the time. The longest resident patient stayed for 21 years. The last patient to recover was discharged in 1960. Following this, the open air shelters where the patients had lived were removed and many found a new purpose as garden sheds or sleep outs in the backyards of Christchurch. (Christchurch City Libraries). Various charitable bodies were set up to support the more personal needs of patients and their families.

The Former Cashmere Sanatorium Open Air Hut and setting are of architectural and aesthetic significance for the design of the hut (possibly by architect Samuel Hurst Seager) which reflects medical treatments of the period and it is the last remaining hut on the original Sanatorium site.

The Isolation Unit building or hut is approximately 9 metres squared with three sliding glazed doors which enabled the structure to be open on three sides to provide the fresh air considered necessary at the time for treatment of tuberculosis. The hut is of weatherboard construction with a corrugated iron roof. The windows have been replaced with perspex. The hut is lined in timber board and batten. The isolation units were oriented towards the sun and away from cold easterly and southerly winds. The original scheme sketch for the complex was designed by well-known Christchurch architect Samuel Hurst Segar. Terraces and retaining walls were built enabling the units to be constructed on timber skids for flexibility of siting. The single units had a single standard hospital metal bed, a bedside locker, wardrobe, chair, and a privacy curtain on rails. The units were supplied with overhead electricity for lighting and heating. Ablutions were performed in separate buildings. Fences divided male and female areas of the facility. The units were a mix of one and two bed capacity. Windows are six paned and top hung, cladding is vertical timber tongue and groove, doors are nine pane sliding doors. Windows originally had a mix of clear and obscure glazing.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the extent of heritage fabric that remains throughout. Interior features include the layout and space, structure and linings, fixtures, hardware, materials and finishes.

The Former Cashmere Sanatorium Open Air Hut and setting are of technological and craftsmanship significance for the construction materials and methods of the hut. The huts were a specific rather than standard design in terms of the particular requirements for patients. This included the windows, ability to be relocated easily, and in terms of the sliding door mechanisms.

The Former Cashmere Sanatorium Open Air Hut and setting are of high contextual significance for their location in the Coronation reserve. The hut is located near its original site. The setting is located within Coronation Reserve, which contains mature trees and plantings. The broader residential area still contains evidence of the former Sanatorium complex in landscaping features in the form of concrete terraces. These would have housed other huts like it originally. Dr Blackmore took an interest in tree planting and encouraged a wide variety of specimen and plantation trees on the site. The location of the sanatorium provided a remote rural setting, which responded to how contagious the disease was, as well as providing the fresh air and sunshine considered necessary for patients' recovery.

The Former Cashmere Sanatorium Open Air Hut and setting are of archaeological significance for their potential to provide evidence of human activity, particularly that related to provision of healthcare from 1910.

References – CCC Heritage Files; HNZPT Nomination form, Cashmere Sanatorium Open Air Hut (former); Canterbury Maps Historical website; Te Ara 'Spas, Sanatoriums and surgery' [Spas, sanatoriums and surgery – Te Ara Encyclopedia of New Zealand](#); Cashmere Sanatorium (Now Coronation Hospital) 1906-1964, F.O. Bennett; The Hill of Hope – Cashmere Sanatorium <https://my.christchurchcitylibraries.com/blogs/post/the-hill-of-hope-cashmere-sanatorium/> ; Up the Hill. Cashmere Sanatorium and Coronation Hospital 1910-1991, Canterbury Area Health Board, 1993.

REPORT DATED: JUNE 2022

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1455
FORMER WOODHAM PARK CARETAKER’S DWELLING
AND SETTING -
157 WOODHAM ROAD, CHRISTCHURCH



PHOTOGRAPH: A OHS, 12 MAY 2022

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Woodham Park Caretaker's Dwelling and setting are of historical and social significance for their association with Woodham homestead and the Palairet, Shands, Whitcombe and Ivimey families and in particular with its later use as a Council owned public reserve - Woodham Park. It is also associated with the first caretaker Mr A.G Neave, and subsequent caretakers and their families who lived in the house.

The property was originally part of Rural Section 125. The section of land which became Woodham Park and the site of the caretaker's house was owned by John Gwalter Palairet from the 1870s, and was passed on to family following his death in 1878. John lived there with wife Jane and their children - sons - Gwalter, Colthurst and Rowland and daughter Ellen Susanne, who married barrister Henry Slater.

Research to date does not provide a date for the construction of this early house, however it may have been built in the 1870s for Palairet. A house 'of five good rooms, with stable and four acres grass' – possibly Woodham - was advertised for rent in March 1893 by R Palairet, one of John's sons.

The land has a history of subdivision and changes in ownership. In 1900 and 1909 George Hawkes Whitcombe, of the printing company Whitcombe and Tombs Ltd, purchased some of the land. Whitcombe died in 1917. Following Whitcombe's death the house and

approximately 4 acres were on-sold to Robert Shand, a brewer and his wife Lucia. The Shands lived at 'Woodham' until 1936 when the property was advertised for sale. At this time it was described as a substantially built two-storeyed residence with garaging for two cars, loose-boxes (accommodation for horses) and a loft. The property was 3 acres, 1 rood and 5 perches when Frederick Elder Ivimey purchased it from Lucia Shand in 1937. Ivimey was a Captain in the South Island Regiment. He lived at 'Woodham' until 1939 before being recalled for War service. In December of that year he offered the property to the Council for a children's park noting that much of his motivation to do so was to prevent the landscaped grounds of 'Woodham' from being sub-divided.

Having inspected the grounds and house, the Parks Committee agreed that it would be an ideal children's playground and neighbourhood park by virtue of its location, size and maturity of planting and it was formally purchased in October 1940 for £2280. The Park was officially opened by the Mayor and Chairman of the Parks Committee in November 1942.

Council decided to demolish the Woodham homestead and utilise any salvageable materials to construct the caretaker's house and a park pavilion. Demolition of the former residence in July 1941 revealed that exterior timbers were in poor condition and not as much was able to be able to be reused as planned. The City Engineer presented a sketch plan of the house to the Chairman and Members of the Abattoir and Reserves committee on 4 August 1941. The Caretaker's House was under construction in November 1941. Painting, papering and installation of electric light fittings were completed and the house was ready for occupation by February 1942.

There was a Council policy at the time to acquire, wherever possible, a large property in each congested district in the city and convert it to a park and open space for the benefit of the residents (The Press, 8 April 1946, pg 2)

In 1941 Council's activities were restricted to routine maintenance works due to war work. The remodelling and improvements at Woodham Park along with the caretakers house were noted as some of the few new activities in the City by Mayor E.H. Andrews in his review of December 1941 (The Press, 31 December 1941, Pg 9).

Mr A.G Neave was appointed as the first caretaker in Feb 1942. He was 34 years old, married with three children, employed for some years with the Reserves Department (under schemes 5 and 13 –possibly related to Depression era employment relief) and was a resident of the area. His son William Reece Neave was killed on active service in the Air Force (he was a Sergeant Air Gunner) in July 1944 (Ashburton Guardian, 6 July 1944, Pg 4). The Christchurch City Council expressed sympathy for Mr Neave at a meeting on 19 July 1944 (The Press, 20 June 1944, Pg 4). Neave was still the caretaker in 1959 when he won a section of land in a raffle related to Town Hall fundraising. He noted at the time that he expected to retire in four years. Neave was a life member of the North Linwood-Dallington Burgesses' Association (The Press, 26 December 1959, Pg 4).

Mr K.L Chestney is noted as being the caretaker in 1974. The caretaker role included arranging to accommodate the many events in the park such as the children's Christmas Party of the Chch Deaf Club Inc. in 1974.

The house had a resident caretaker up until 1996 and was subsequently a Parks staff residential tenancy until 2009. The house has been vacant since 2009. Only in special circumstances are Parks staff required to live on site nowadays.

In 2022 Parks Staff recommended to the Linwood-Heathcote-Central Community Board that the buildings be demolished, and the vacant land be landscaped to make the park more visible from the street frontage for safety and public awareness of the facility, and also to plant the area. Demolition was opposed by heritage interest groups, which also suggested that the building should have heritage status.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Woodham Park Caretaker's Dwelling and setting are of cultural significance as they illustrate the way of life of a park caretaker and their family from the 1940s, as well as the practice in this period of sextons and park caretakers living on the site that they serviced. The late 20th century change in use of the dwelling being rented out demonstrates changing attitudes to working and living arrangements with people more commonly preferring to live separately from their place of work. Heritage interest groups expressed opposition to the possibility of Council demolition of the house in early 2022.

The park and provision for associated on site caretaker role reflects the importance of public recreation to the people of Christchurch. This was a period in town planning theory, which prioritised development of play facilities for children as well as responding to identified physical welfare and recreation needs in line with the 1937 physical Welfare and Recreation Act.

The establishment of the park reflects a phase in town planning when there was a move towards providing for adequate numbers of recreation or neighbourhood parks in residential areas. It also reflects the common occurrence in Christchurch whereby the Council purchased large homesteads with substantial grounds for recreation purposes. This typically occurred once the properties passed out of family ownership because the property extended beyond most modern families' needs. Other examples include Avebury House, Abberley Park (part of the homestead remains onsite) and Elmwood Park.

The property is located within the wider cultural landscape of the Ōtākaro - Avon River which was an important part of the interconnected network of traditional Ngāi Tahu travel routes, particularly as an access route through the swampy marshlands of Christchurch. The mouth of the Ōtākaro was a permanent mahinga kai, and the river supported numerous kāinga mahinga kai (food-gathering places). (Kā Huru Manu).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former Woodham Park Caretaker's Dwelling and setting are of architectural and aesthetic significance for their design and materials, some of which were salvaged from the earlier house on the site. It is noted in Council records that windows and doors from the Woodham homestead were reused in the Caretakers cottage.

The house retains its heritage fabric to a high degree. The layout of the house remains intact. The front door faces Woodham Road and is accessed through a simply decorated porch. A high timber dado in dark shellac finish features in the hallway. The central hallway includes a linen cupboard and telephone shelf, both in dark finished timber. The master bedroom, second bedroom, toilet, bathroom and lounge are accessed from this hallway. The lounge features timber panelling, and a tiled fireplace. Window sills and surrounds, along with the doors and architraves are all in a dark finished timber – probably shellac. Original light switches remain throughout including Bakelite/early plastic switch plates. Original kitchen cupboards remain, and a small inbuilt metal food safe remains.

The house features a variety of fenestration – possibly due to some of it having been salvaged from the demolished Woodham homestead. This includes a large, fixed three paned window and multi-paned casement windows either side of a large central single paned window in the lounge. Two leadlight windows are located in the sunroom, which is entered through French doors from the open plan dining and kitchen area. The kitchen area features a multi-paned window within an extended bay. The bathroom includes an original built in mirrored cabinet.

The wash house is within the house, but accessed through a separate external door. This contains the original concrete double tub, timber wall linings and shelving and cupboards. The house has a concrete ring foundation, with timber floor. It would appear that a salvaged door and sash windows have been used in the garden shed which is in a dilapidated state.

The house in its planning illustrates modern trends in architecture with its large windows and unframed glazing, and open plan kitchen and dining nook. The house is oriented towards the sun and includes a sunroom on the north corner. In this respect it has similarities with the Engineer's House at Halswell Quarry, designed by Evart Somers, acting City Engineer and designed in 1939.

Although it is noted that slates from the previous homestead were used for roofing, the Caretakers residence is now roofed in corrugated iron.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the large extent of heritage fabric that remains throughout. Interior features include the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. These are highly intact and reflect the period in which the house was constructed, and its history of residential use.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Caretakers Dwelling and setting are of technological and craftsmanship for its construction, materials and finishes, which reflect the standards, technology and skills of the period in which it was built. The house is of timber weatherboard construction, and features timber panelling which has a shellac finish and leadlight windows, as well as original joinery and hardware. The setting features a stone wall, timber gate and stone edging that demonstrates techniques and craftsmanship skills of the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Caretakers Dwelling and setting are of high contextual significance for their location adjacent to Woodham Park, for the relationship of the house to the garden and for the landscaping design of the garden. The setting consists of the immediate area around the house, which is fenced off from the park in 2022, but which is not located on a separate land parcel to the park.

The house is situated to the east of the Woodham Road entrance to Woodham Park. The house relates to the park in terms of the design of the wall and gate at its frontage. The house is similar in materials, scale, form, age and design to other houses in Woodham Road.

The frontage of the property features a rubble basalt wall with crenellations and a set of original timber gates which were of the same style as gates which originally featured at the park entrance next door. The garden contains established trees and shrubs, including rhododendron, fuschia, buxus, cherry blossom, cabbage tree, and a golden totara. The driveway and garden are laid out with Halswell quarry stone edging.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Caretakers Dwelling and setting are of archaeological significance because of the potential to provide evidence of human activity, including that prior to 1900. The property is located within the wider cultural landscape activity by Ngāi Tahu for travel and mahinga kai. There is a history of European occupation, farming and planting of the site since at least the 1870s.

SUMMARY ASSESSMENT

The former Woodham Park Caretakers Dwelling, including the whole of the interior, and setting is of overall significance to the Christchurch district including Banks Peninsula.

The former Woodham Park Caretaker's Dwelling and setting are of historical and social significance for their association with Woodham homestead and its later use as the home of caretakers for the adjacent Council owned public reserve - Woodham Park. The former Woodham Park Caretaker's Dwelling and setting are of cultural significance as they illustrate the way of life of a park caretaker and their family from the 1940s, as well as the practice in this period of caretakers living on the site that they serviced, and the changes in this over time. The property is located within the wider cultural landscape of the Ōtākaro (Avon River) which was an important part of the interconnected network of traditional Ngāi Tahu travel routes and which supported numerous kāinga mahinga kai (food-gathering places). The dwelling and setting are of architectural and aesthetic significance as a 1940s dwelling which has retained a high degree of integrity in terms of its original layout, materials, finishes and its garden setting. The former Caretakers Dwelling and setting are of technological and craftsmanship for its construction, materials and finishes, which reflect the standards, technology and skills of the period in which it was built. The former Caretakers Dwelling and setting are of high contextual significance for their location adjacent to Woodham Park, for the relationship of the house to the garden and for the landscaping design of the garden. The former Caretakers Dwelling and setting are of archaeological significance because of the potential to provide evidence of Māori and European activity, including that prior to 1900.

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REPORT DATED: JUNE 2022

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 71
ST JOHN’S METHODIST CHURCH, Lychgate and Setting -
49 BRYNDWR ROAD, CHRISTCHURCH**



PHOTOGRAPH : M. VAIR-PIOVA, 24/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

St John's Methodist Church, lychgate and setting has high historical and social significance as it was built to provide a place of worship for local Methodists in a part of the city that experienced population growth during the 1920s. The church's foundation stone was laid on 3 September 1927 and the church was dedicated on 3 November 1928. Previously the Bryndwr Methodist Sunday School had opened in May 1925 and services for Bryndwr Methodists were being held at Fendalton School by August of the same year. St John's was described as a combined church and Sunday School at the time of its construction. Local people contributed their time, skills, materials and money to realise the construction of the new church. A lychgate to commemorate the Canterbury pioneers was unveiled in 1929.

A new Sunday School opened in May 1950 and by 1955 there were 350 families associated with the church. The Peace Memorial Hall was built in 1950 and extended in 1957, while parsonages were built first in 1954 and then in 1968. The Church is now part of the Christchurch West Methodist Parish, which includes St Stephen's Church in Russley and the Upper Riccarton Methodist Church. St John's is also the home church for the Moraia Fijian Congregation.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

St John's Methodist Church and lychgate has high cultural and spiritual significance as a place of Methodist Christian worship that is valued by the church community. At the time the foundation stone was laid J A Flesher, vice-president of the New Zealand Methodist Conference, said that the church would stand as a monument to the Rev L B Neale, who had worked hard to make the church a reality. A memorial tablet inside the church commemorates parishioner Frank McKenzie and others from the congregation who served during World War II. Donated stained glass windows in the sanctuary commemorate families from the congregation and within the setting the lychgate (1929) commemorates the pioneers of the St Albans district.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

St John's Methodist Church and lychgate has high architectural significance as an example of the work of local architect Roy Lovell-Smith. Lovell-Smith (1884-1972) was born and educated in Christchurch and served his articles with A H Hart. In 1905 he established his own practice and was the youngest associate member of the NZ Institute of Architects in the same year. Between 1933 and 1939 he also worked for the Valuation Department and the State Advances Corporation, a career move prompted by the impact of the Depression. Lovell-Smith also designed St Ninian's Presbyterian Church, Riccarton (1926), St Paul's Presbyterian Church, Timaru (1926-27), the Kaiapoi Methodist Co-operating Church (1934) and St Andrew's Presbyterian Church in Hokitika (1931-35). The latter is similar in style to St John's but built with concrete cavity walls to resist earthquakes.

St John's is an Early English Gothic Revival style church with gabled roof forms, buttresses, paired leadlight lancet windows, and a square, flat-roofed entrance tower. Doors are also set within lancet arched openings and the door and window surrounds in contrasting Oamaru stone feature quoins. The altar features twin coloured stained glass memorial windows set within a stone frame. Plaster has been used for the walls and ceilings of the accessory rooms, but the nave and chancel has an exposed diagonal timber tongue and groove ceiling, together with an internal arch wall over the altar. The walls are lined with a timber dado, and more decorative timber detailing is found in the timber pulpit and choir screen, hymn board, console and altar rail. In the grounds of the church the random rubble Halswell stone walls are laid with a high degree of uniformity.

The lychgate has a traditional form, an arched timber gable forming a roof between two stone walls. Lychgates are generally a porch-like structure, generally over a gate with a pitched roof covered. Their original use was as part of funerary rites – lych being the Old English or Saxon word for corpse.

During the course of the 2010-2011 Canterbury earthquakes the church suffered widespread damage. Cracking occurred in both external stonework (particularly around windows and in the north and east walls of the church tower), and in interior concrete walls, and there was also extensive cracking and spalling of the internal plasterwork. The chimney above the vestry also toppled over at roof level, a number of roof slates were damaged, and there was a slight separation between the roof and northern gable. In the wake of the earthquakes, strengthening of the building was carried out by installing steel framing and reinforced concrete tie beams, and a fibre reinforced concrete skin was added to the north vestry. Damaged slates, masonry and plasterwork was also repaired or replaced, the chimney

breast was reconstructed, and plaster ceilings in accessory rooms were relined with Gib board.

The whole interior of St John's Church has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior is characterised by extensive use of timber for panelling, doors, the roof structure and fixtures. The interior evidences how the church has been used over time, and the traditions and the practices and traditions associated with worship.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

St John's Methodist Church and lychgate has technological and craftsmanship significance for its masonry construction and timber detailing. It was built by Sylvester and Co. from Halswell and Oamaru stone. It has technological and craftsmanship significance for what it may reveal of construction methods, materials of the 1920s and also for what it may reveal of 21st century seismic retrofitted construction. The lychgate has craftsmanship significance for the detail in the exposed timber beams and trusses and the church also features decorative leadlight windows and timber panelling, pews and other church furniture inside the building.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

St John's Methodist Church, lychgate and setting has high contextual significance as a local landmark on a corner site (the intersection of Bryndwr and Jeffreys Roads). The unimpeded view of the church from the street gives the church prominence within the streetscape, while the open space on each side of the church allows it to be viewed in the round and appreciated visually. It relates to the Bryndwr Road lychgate through the common use of stone and the Gothic Revival design. A low stone wall along the street boundary is contemporary with the church and is also constructed of Halswell stone. The other buildings included in the setting are a church hall, dedicated in 1950, along the western boundary of the original property, while on the northwest diagonal from the church is first a garage (erected in 1970) and behind that the church's parsonage (1968). The triangular-shaped area of land projecting out from the corner which the parsonage sits on is the rear half of a Verran Place section the Methodist Church purchased in 1953. A parsonage was built on this section in 1954, but the Church then subdivided off the front half of the section, including this parsonage, in the 1960s.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

St John's Methodist Church, lychgate and setting has some archaeological value as they have the potential to provide evidence of human activity on the site, including construction methods and materials, which occurred before 1900.

ASSESSMENT STATEMENT

St John's Methodist Church, including the whole interior, lychgate and setting has high overall significance to Christchurch, including Banks Peninsula. The church has high historical significance as a place of worship built in 1927-28 to serve church members in a part of the city experiencing growth through the 1920s. St John's has high cultural significance as a place of Christian worship and commemoration. It has high architectural and aesthetic significance for its Early English Gothic Revival style and association with Canterbury architect Roy Lovell-Smith. The lychgate is of a traditional form with an arched timber gable forming a roof between two stone walls. St John's Methodist Church has technological and craftsmanship significance for its masonry construction and timber detailing. The lychgate has craftsmanship significance for the detail in the exposed timber beams and trusses and the church also features decorative leadlight windows and timber panelling, pews and other church furniture inside the building. It was built by Sylvester and Co. from Halswell and Oamaru stone. It also has technological and craftsmanship significance for what it may reveal of construction methods, materials of the 1920s and also for what it may reveal of 21st century seismic retrofitted construction. The church has high contextual significance as a suburban church located prominently on a corner site and complemented by a contemporary stone wall and slightly later lychgate. St John's Methodist Church and its setting has some archaeological value as they have the potential to provide evidence of human activity on the site, including construction methods and materials, which occurred before 1900.

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Christchurch City Council Heritage files, 49 Bryndwr Road

REPORT DATED: 11.3.2015 UPDATED 2021

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1356
*COMMERCIAL BUILDING AND SETTING –
65, 69 CAMBRIDGE TERRACE, CHRISTCHURCH***



PHOTOGRAPH: Amanda Ohs November 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The commercial building at 65 Cambridge Terrace has high historical and social significance as the offices designed by Sir Miles Warren in 1962 for the Warren & Mahoney partnership. At the time, the site was zoned residential which meant that not less than half the building was to be used as a house. The remainder of the building functioned as the offices of what has grown to be one of the most important architecture practices in New Zealand. At the time of its construction in 1963 the Cambridge Terrace residential area predominantly comprised large older houses divided into flats. Subsequent re zoning of the area from residential to commercial in the early 1970s led to the eventual demolition of all the houses on the block and the erection of commercial office buildings along the Cambridge Terrace river frontage. As the first commercial building to be constructed on the block, 65 Cambridge Terrace led the transition of the area from residential to commercial.

Warren & Mahoney's architectural practice was founded by Miles Warren in 1955. Warren sought the assistance of his colleague Maurice Mahoney and in 1958 the partnership of Warren & Mahoney was established. Throughout the 1960s the practice received commissions of increasing complexity and scale. The Christchurch Town Hall commission and its attendant success led to the inevitable expansion of the partnership. Warren & Mahoney offices were later established in Wellington (1979) and Auckland (1986). Sir Miles Warren is the first New Zealander to be knighted for his services to architecture. His work of the 1950s and 1960s – which includes 65 Cambridge Terrace – has been described as characteristic of the best work of his career; it is ordered, coherent, and adjusted to the individual human scale. Athfield Architects – another notable architectural practice - has been a recent tenant at 65 Cambridge Terrace.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

65 Cambridge Terrace has high cultural significance as it embodies the way of life and architectural approach of Sir Miles Warren at the time of its construction. As the architect's own office and flat, this building can be seen to express his architectural ideals at the time. The building is highly regarded amongst New Zealand architects and architectural historians, as evidenced by architectural awards, and can be seen to epitomise Sir Miles Warren's work. The building is also associated with the wider Warren & Mahoney practice that has been influential in establishing New Zealand architectural traditions at a local and national level.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

High architectural and aesthetic significance are ascribed to 65 Cambridge Terrace because it is a foremost example of the architecture of its period in New Zealand. This four story concrete block building is characterised by its materials, both externally and internally, a clear expression of two bays and the triangular roof forms which form the uppermost storey. Stained timberwork is used for the exterior window frames, doors, bargeboards and beams. The timber beams and projecting concrete beams, along with a variety of shapes and sizes of fenestration articulate the front and rear facades. White painted concrete block, which came to epitomise a particular style of Christchurch style of architecture in the 1960s is used for the exterior envelope. The building has been designed to maximise natural light, with the interior characterised by its use of materials including timber doors, beams, built in furniture, and tongue and groove ceiling linings, concrete blocks and timber and marble floors.

The building has been in a constant state of adaptation with alterations and additions being carried out as the architectural practice expanded. The building won the New Zealand Institute of Architects silver medal in 1969 at which time the jury commented: *"This building is a fascinating, idiosyncratic tour de force. There is however a clear rational planning basis with spaces simply organised around an economical central access. Visually the impact is primarily that of lively roof shapes, the uncluttered well proportioned walls, the frank use of materials and the interplay of volumes and levels"*. That the design of the building has

endured was recognised in 1995 when the building was awarded the New Zealand Institute of Architecture/Resene 25 year award.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior detailing and use of materials evidences the architect's characteristic attention to detail and excellence in design. The interior also evidences the original design for the use of the building, which included office and living spaces, as well as adaptations over time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

65 Cambridge Terrace has high technological and craftsmanship significance due to the nature and use of the materials and the construction methods for the period. In the Modernist architectural tradition, the materials used are clearly expressed; a structural concrete frame with infill panels of concrete block for the side walls and strong vertical windows in the front, finish the façade of the building. The materials used and craftsmanship show a high standard of quality and attention to detail, both on the interior and exterior of the building.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

65 Cambridge Terrace and setting have high contextual significance as it is one of a group of adjacent buildings designed by Warren & Mahoney on Cambridge Terrace constructed over a twenty-eight year period between 1962 and 1988: 65 Cambridge Terrace (1962), 61 Cambridge Terrace (1974) and 69 Cambridge Terrace (1988). Together they represent an intact cluster of Christchurch's Modernist heritage as well as the work of one firm over nearly three decades. The buildings noted above have common architectural features, forms, materials and scale. They are constructed with a structural concrete frame with infill panels of concrete block for the side walls and windows in the front and rear facing walls. The proportions of the windows tend to be square, highlighted by distinctive opening sashes. Their rooflines have distinctively triangular features as viewed from the Cambridge Terrace frontages.

The site has a river outlook across the Avon River corridor, a recognised feature in the Christchurch District Plan. An early architectural landmark of the river precinct, St. Michael and All Angels Church (William Fitzjohn Crisp, 1872), is located across the river opposite the site. The setting of 65 Cambridge Terrace consists of a designed garden setting at the rear which features a densely planted enclosed courtyard and a reflecting pool.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The commercial building and setting at 65 Cambridge Terrace has some archaeological significance. Although 65 Cambridge Terrace was constructed in 1963 and existing archaeological evidence may have been disturbed during its construction, pre-1900 human activity in the immediate vicinity of 65 Cambridge Terrace is documented. 65 Cambridge Terrace is located on the banks of Otākaro (Avon River) which was a well known mahinga kai for Waitaha, Ngāti Mamoe and Ngāi Tahu. In the early years of European settlement, the banks of the Avon opposite 65 Cambridge Terrace provided a popular location for swimming and boating. The area was developed for residential purposes in the 1880s.

ASSESSMENT STATEMENT

The commercial building, including the whole interior and setting, at 65 Cambridge Terrace have high overall significance to the Christchurch District. 65 Cambridge Terrace has high historical and social significance as the offices designed by Sir Miles Warren in 1962 for the Warren & Mahoney partnership – one of the most important architecture practices in New Zealand. 65 Cambridge Terrace has high cultural significance because of its association with the wider Warren & Mahoney practice that has been so influential in establishing New Zealand architectural traditions at a local and national level. 65 Cambridge Terrace has high architectural and aesthetic significance; it reflects an excellent local interpretation of overseas modernist architectural traditions and has won awards at the time of building as well as retrospectively. 65 Cambridge Terrace has high technological and craftsmanship significance due to the nature and use of the materials and the innovative construction methods for the period. 65 Cambridge Terrace and setting have high contextual significance as it is one of a group of adjacent buildings designed by Warren & Mahoney which together represent an intact cluster of Christchurch's Modernist heritage as well as the work of one firm over nearly three decades.

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REPORT DATED: 4 FEBRUARY, 2015

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 113
*DWELLINGS AND SETTING – 86-88 CHESTER STREET EAST,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 10/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The semi-detached townhouses at 86-88 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The townhouses are two dwellings from a development of eight very similar dwellings, of which four remain following the earthquakes of 2010 – 2011. Widdowson immigrated to Christchurch in the 1850s and undertook the development c. 1892. He was employed for a time by the Provincial Government of Canterbury as an Inspector of Works, as well as time on the North Canterbury Board of Education. Certificates of Title show he purchased the easternmost property of the four sites in 1879 and the further three sections in 1890. Widdowson lived at the property adjacent to the sections he developed from 1880 to 1914 and died a year later in 1915. The Victorian townhouses remained in the ownership of Widdowson's family until 1961. They continue to be used as private dwellings today. Both buildings were damaged by the 2010/11 Canterbury earthquakes and were subsequently repaired.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. Residential development in the area east of Madras Street up to Fitzgerald Avenue included a number of single storey Victorian and Edwardian era duplexes.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

86-88 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and the matching form with 98-100 Chester Street East. The only comparable development was the group of two semi-detached two storey dwellings in Churchill Street which were constructed around three years later, and were simpler in form. However, these, along with two sets of the Chester Street dwellings, have been demolished following the Canterbury earthquakes leaving 86-88 and 98-100 Chester Street East as the only developments of this time and type. The Chester Street dwellings are designed in a plain Victorian Italianate style. An early plan shows that all the townhouses were identical in their footprint apart from 86 Chester Street East. This corner site differs by having two principal façades on the Madras Street and Chester Street East junction. The other dwellings have only one principal façade on Chester Street East and each section was separated by brick and plaster fire walls.

The main façades are symmetrical. The rounded bays with capped roofs, finials and eave brackets relate to the influence of American pattern book architecture of this date particularly that of San Francisco. 86 Chester Street East has semicircular bays on the north facade and square bays with gables on the west facade. The near identical form and scale of these semi-detached townhouses to the remaining pair at 98-100 Chester Street East affords aesthetic significance to these dwellings.

The whole interior of 86 Chester Street East has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior retains many of the original internal features of the period including ceiling roses, and timber joinery such as feature staircase, doors, skirtings and tongue and groove panelling. The interior evidences the historical layout and detailing, design skills, and aesthetics, as well as illustrating a past way of life, and adaptation over time for modern requirements.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

86-88 Chester Street East have technological and craftsmanship significance for what they may reveal about the use of materials of the time and for detailing such as leadlight fanlights,

eaves corbelling and the iron lacework on the verandah. The dwellings were originally built with internal brick and plaster fire walls, an important safety feature for neighbouring timber dwellings.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The setting for 86-88 Chester Street East consists of the immediate land parcel for both dwellings and is a long narrow area of land for the building. With the loss of two of the Chester Street East townhouses some of the contextual significance of 86-88 Chester Street East has been lost. However, the dwellings still have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 98-100 Chester Street East with the degree of consistency and scale being significant. The site of 86-88 Chester Street East on the corner of Madras Street is also relatively prominent and adds to its landmark significance. Grouped townhouses were uncommon in Christchurch during the late colonial era and despite the loss of two of the buildings their heritage value remains. A row of brick terrace townhouses, Blackheath, still remains in Sydenham. The townhouses are in proximity to listed items including the Edmond's Clock Tower, undergoing repairs following the Canterbury earthquakes, and telephone kiosk, as well as the avenue of Poplars along the Avon River between Madras and Manchester Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

ASSESSMENT STATEMENT

86-88 Chester Street East, including the whole interior of 86 Chester Street East and setting, are of heritage significance to Christchurch including Banks Peninsula. The semi-detached townhouses at 86-88 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use as dwellings until today. The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. 86-88 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for the matching form with 98 -100 Chester Street East. The dwellings have technological and craftsmanship significance for what they can reveal for their use of materials of the time, and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. They

have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 98-100 Chester Street East with the degree of consistency and scale being significant. The site of 86-88 Chester Street East on the corner of Madras Street is also relatively prominent and adds to its landmark significance. The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

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Christchurch City Council, *Heritage File, 86-100 Chester Street East*
Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Semi-Detached Victoria Town Houses – 86-100 Chester Street East* - 2011

REPORT DATED: 19/11/2014

REPORT UPDATED: 26 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 126
*DWELLING AND SETTING, KOORINGA – 88A CLYDE
ROAD, CHRISTCHURCH***



PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL HERITAGE FILES, 2010

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

This dwelling and its setting are of historical and social significance for its association with owners in particular John Clarkson, and as one of the earlier homes in Clyde Road. Originally named Kooringa the dwelling was built for stockdealer John Caygill Clarkson in 1901 and then extended in 1912. Clarkson was a son of William Boyes Clarkson, who also lived in Clyde Road, and was one of New Zealand's most successful stock dealers. The house also has historical and social significance for its association with other members of the Clarkson family, and as one of the earlier homes in Clyde Road. Clarkson lived with his wife Elsie Dora (nee Ballantyne) until the 1930s. In 1940 Johnathon Rennie, managing director was residing there, in 1950 Oscar Andersen, leather merchant lived there and in the 1960s and 70s Karl Scott, journalist is recorded as the resident. In 1980 W R Scott is listed as the resident.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The dwelling has cultural significance for the manner in which it reflects the lifestyle of a turn-of-the-century businessman. The 1912 billiard room is particularly evocative of recreational pursuits of the period.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling is of architectural and aesthetic significance as a large corner-bay villa with a return veranda and as an example of the increasingly elaborate 'Queen Anne' style villas of the period. The dwelling also features elements of the Eastlake or 'Stick' style, popular in America. The 1912 billiard room has, by contrast, Arts and Crafts elements, and demonstrates the architectural transition taking place at that time. Research to date indicates that the dwelling may have been designed by prominent Edwardian architectural firm Clarkson and Ballantyne, as John Clarkson's wife Elsie was a sister of the firm's principal, Robert Ballantyne.

The dwelling is a triple bay gabled villa with a stick style veranda along two lengths. Attention to detailing is evident both internally and externally, particularly in the veranda posts and frieze, bracketing and gable ends and the interior timber joinery, decorative brickwork and ceiling plasterwork. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior illustrates a past way of life and aesthetics, as well as adaptation over time for changing needs.

The dwelling incurred minor damage in the earthquakes. The chimneys have been removed to roof level, and minor repairs and an extension to the rear were underway in March 2015.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling has technological and craftsmanship significance for its construction method, materials and detailing, which is elaborate and in line with the period. The panelling and plasterwork of the billiard room are of particular note. The house also features decorative leadlight windows.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling and its setting are of contextual significance for the remaining grounds associated with the house and its stylistic association with other dwellings in the city. Although it has lost a good deal of its originally extensive grounds, it retains a connection with the major element of its location, the confluence of the Avon River and the Okeover Stream. The house has a contextual relationship with a number of other large villas of the same period along Clyde Road, particularly the neighbouring 83 - Kate Sheppard's former home; 109, a Clarkson and Ballantyne-designed residence built for Mrs Clarkson's mother in 1900; and Waipuna, the possibly Clarkson and Ballantyne-designed home of Mrs Clarkson's sister and her husband. The dwelling contrasts with the later and better-known Domestic Revival/Arts and Crafts designs of Clarkson and Ballantyne, such as Kilmead (265 Riccarton Road). The house relates closely to other contemporary dwellings which display elements of the Stick style, such as 66 Derby Street, which has similar turned verandah posts.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling and its setting has archaeological value because it has the potential to provide archaeological evidence relating to past construction methods and materials, and to human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling, including the whole interior and setting, at 88A Clyde Road are of overall significance to Christchurch, including Banks Peninsula. This dwelling and its setting are of historical and social significance for its association with owners in particular John Clarkson, and as one of the earlier homes in Clyde Road. Originally named Kooringa the dwelling was built for stockdealer John Caygill Clarkson in 1901 and then extended in 1912. Clarkson was a son of William Boyes Clarkson, who also lived in Clyde Road, and was one of New Zealand's most successful stock dealers. The dwelling has cultural significance for the manner in which it reflects the lifestyle of a turn-of-the-century businessman. The 1912 billiard room in particular evidences of recreational pursuits of the period. The dwelling is of architectural and aesthetic significance as a large corner-bay villa with a return veranda and is an example of the increasingly elaborate 'Queen Anne' style villas of the period. The dwelling has technological and craftsmanship significance for its construction method, materials and detailing, which is elaborate in line with the period. The dwelling and its setting have contextual significance for the remaining grounds associated with the house and its stylistic association with other dwellings in the city.

REFERENCES:

Christchurch City Council Heritage files, *88A Clyde Road*

REPORT DATED: 20 MARCH, 2015

UPDATED: 16 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1132
*DWELLING AND SETTING -
2 CUNNINGHAM TERRACE, LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

2 Cunningham Terrace has high historical and social significance for its association with prominent Canterbury businessmen and civic figures John Thomas Peacock and Peter Cunningham, and the buoyant economy of the 1870s that enabled Cunningham to build the house. In a slightly later period, the house has significance for its use as a boarding house, and for the long period of ownership and occupation by the Robson-Merrifield family.

2 Cunningham was originally part of Rural Section 40, taken up by Lyttelton's Anglican minister Rev. Benjamin Woolley Dudley in 1851. Shortly after he sold a section to carpenter Robert Turner. Turner built a small cottage where he lived with his family until 1854. In 1857 the property was sold to influential businessman J T Peacock, who managed the local affairs of the Australian-based family shipping company Peacock and Co. The firm had a wharf and premises in the port directly below the cottage where Peacock lived, and which he added to on at least one occasion. Peacock did well in Canterbury and in 1862 was able to retire and move to a large estate (Hawkesbury) in Christchurch. Peacock and Co and the cottage were sold to former employee Beverley Buchanan, but Buchanan suffered the consequences of an

economic downturn in the late 1860s, and declared bankruptcy in 1867. Peacock resumed control of his company and assets. In 1871 he sold Peacock's Wharf to grain exporter Peter Cunningham.

Peter Cunningham, a Scot, arrived in Canterbury in 1862 and joined the flour-milling company Wood Brothers as an accountant. Working his way up through the firm, Cunningham built up the grain export side of the business to the point where Wood Brothers were the largest grain exporters in Canterbury by 1871. That year Cunningham formed his own company to carry on the trade. By 1881 P Cunningham and Co was worth in excess of £100,000. Cunningham became a significant civic figure in Lyttelton, serving many years as a member of the Harbour Board.

Cunningham initially rented and then purchased the Bridle Path cottage from J T Peacock in 1874, living there until he built the present Carpenter Gothic house on the site in 1876. By 1878 however, Cunningham had accumulated the resources to leave Lyttelton, like Peacock before him, for an estate in Christchurch. He sold his former home to his brother-in-law, coal and timber merchant Thomas McIntosh. After his wife Janet's death in 1890, McIntosh left Lyttelton and the house was sold to an investor who leased it out as a boarding house. The demand for temporary accommodation was acute in a place like Lyttelton where the ships, wharves, warehouses and railways required a large peripatetic male workforce.

In 1907 Cunningham's former house was sold to stevedore Robert Robson. Four generations of the Robson – Merrifield family lived in the house until 1967. The house has passed through many hands in the intervening fifty years. Reflecting social changes in Lyttelton at large, owners in later years have been in professional occupations and commuting to work in Christchurch.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

2 Cunningham Terrace has cultural significance for the capacity it has to provide an illustration of the lifestyle of the mid-Victorian well-to-do. Its ownership profile also reflects a characteristic feature of Lyttelton life through to the mid twentieth century, where properties were commonly retained in and passed down through families over multiple generations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

2 Cunningham Terrace has architectural and aesthetic significance as a well-preserved large Carpenter Gothic house of the mid 1870s by noted Canterbury architect Frederick Strouts. Carpenter Gothic was a popular style from settlement until about 1880, when it was eclipsed by the Italianate villa style. The style reached its zenith in the late 1870s, and 2 Cunningham Terrace with its steeply pitched roof, quoins, arched windows, and elaborate bargeboards and finials is an exemplar. Another noteworthy and exactly contemporary Carpenter Gothic home in Lyttelton is the former Chief Warder's house on Oxford Street.

Research suggests the house was designed by Christchurch architect Frederick Strouts. Strouts called for tenders for additions to Cunningham's Lyttelton home in December 1875.

Although it appears that a subsequent decision was made to clear the earlier house from the site and start afresh, it is likely that Strouts remained the architect. Frederick Strouts (1834-1919) arrived in Christchurch in 1859. His most notable works include Ivey Hall at Lincoln University (1878), the Hyman Marks Block at Christchurch Hospital (1897, demolished) and large houses Elmwood (1884, demolished), Otahuna (1895) and Strowan (1890 & 1901). Elmwood and Strowan were substantial Carpenter Gothic dwellings. Strouts' office became the training ground for a number of local architects of the next generation.

The house underwent a major restoration in the late 2000s when it was fully reclad and reroofed, but then sustained substantial damage in the Canterbury Earthquakes of 2010-2011. Repair involved partial re-piling, new kauri ground floors, partial re-lining and the removal of both chimneys. The large chimney on the western elevation was replicated in brick slips. The original stone and brick retaining wall along the Cunningham Terrace frontage of the property has been replaced.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. Significant interior elements remain including the kauri staircase, fireplaces and surrounds, timber detailing and ceiling roses. The interior evidences past design, aesthetics and way of life, as well as adaptation for changing needs over time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

2 Cunningham Terrace has technological and craftsmanship significance for the capacity it has to reveal information on the use of materials and construction techniques in the late nineteenth century. The house has particular craftsmanship significance for its elaborate Carpenter Gothic detailing, particularly its bargeboards and finials.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

2 Cunningham Terrace has high contextual significance for its setting and as an important contributor to the colonial townscape of Lyttelton. Because of its tall narrow form and prominent elevated location, the house is a landmark in the port town. The house is located predominantly amongst villas of the late nineteenth and early twentieth century.

The setting of the dwelling is its immediate parcel, a narrow triangular section below the Bridle Path and above Cunningham Terrace. Cunningham Terrace was originally a dedicated access way for 2 Cunningham Terrace, and was named in Cunningham's honour in the late 1890s after his death. The two streets meet at the apex of the triangle. The dwelling is located close to the apex; a very small section at the intersection was subdivided off within the last two decades.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

2 Cunningham Terrace and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. A first dwelling was constructed on the site in 1851; the present house dates from 1876.

ASSESSMENT STATEMENT

2 Cunningham Terrace, including the whole interior and setting, has overall heritage significance to the Christchurch district including Banks Peninsula. The house has high historical and social significance for its association with prominent Canterbury businessmen and civic figures John Thomas Peacock and Peter Cunningham, and the buoyant economy of the 1870s that enabled Cunningham to build the house. In a slightly later period, the house has significance for its use as a boarding house, and for the long period of ownership and occupation by the Robson-Merrifield family. The dwelling has cultural significance for the capacity it has to provide an illustration of the lifestyle of a prosperous late Victorian businessman. Its ownership profile also reflects a characteristic feature of Lyttelton life through to the mid twentieth century, where properties were commonly retained in and passed down through families over multiple generations. The dwelling has architectural and aesthetic significance as a well-preserved large Carpenter Gothic-style dwelling designed by noted Canterbury architect Frederick Strouts. The dwelling has technological and craftsmanship significance for the capacity it has to reveal information on the use of materials and construction techniques in the late nineteenth century. The house has particular craftsmanship significance for its elaborate Carpenter Gothic detailing, particularly its bargeboards and finials. The dwelling has high contextual significance for its setting and as an important contributor to the colonial townscape of Lyttelton. Because of its tall narrow form and prominent elevated location, the house is a landmark in the port town. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. A first dwelling was constructed on the site in 1851; the present house dates from 1876.

REFERENCES:

Christchurch City Council Heritage File: 2 Cunningham Terrace

Press 22 December 1875 p 4

REPORT DATED: 25/02/2015

UPDATED: 16 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 162
*DWELLING AND SETTING – 66 DERBY STREET,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The dwelling at 66 Derby Street has historical and social significance for its association with Charles Gill, Harry Wardell, and the long tenures of the Armitage and Malley families. It was built for commercial traveller Charles Sadler Gill in 1903. Gill had married Martha Cumberworth at the Methodist church in Rangiora in 1893 and their daughter Dorothy was born in the following year. In 1904 the Derby Street dwelling was sold to Harry Wardell, of the well-known grocery business Wardell Brothers (est. 1887). In 1914 the house was bought by Elizabeth and William Armitage, whose family retained it until 1956. The property was then sold to solicitor Edmund Malley, of AJ Malley, Son and Brown. Edmund's father Alfred, who lived in house, was one of New Zealand's oldest practising solicitors when he died at the age of 91 in 1962. The Malley family retained the house until 1989, when it was sold to its present owner.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

66 Derby St has some cultural heritage value as it demonstrates the way of life of its former inhabitants.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling has architectural and aesthetic significance as a representative example of an Edwardian villa which were built in considerable numbers around the city. 66 Derby Street is a large corner-bay Queen Anne-style bay villa, with some Stick-style influences such as the turned veranda posts. Decorative features include corbels that extend under the eaves of the roof and lintels on the exterior; interior features include a decorative arch with columns and timber keystone, ceiling roses, tiled hearths with decorative mantles, and plaster mouldings. The main entrance door is flanked by side and fanlights inset with coloured leaded glass. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior of the building is of significance because it evidences interior design, aesthetics, materials and layout of the period the house was built. It also illustrates a past way of life, and adaptation over time for changing use requirements. The architect for 66 Derby Street has not been identified.

The dwelling at 66 Derby Street sustained damage during the 2011 Christchurch Earthquakes. The removal of the original chimneys, fire surrounds and hearths occurred soon after the earthquake, while other repairs and some minor renovations were undertaken in 2012/2013. These works included the repair and reinstatement of the foundations and piles, removal and replacement of internal wall and roof linings and reinstatement of the chimney breasts, fire surrounds and fireplaces where they previously existed. A double hung sash window was removed on the south wall of the kitchen and a new door opening to a new deck was added at this time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

66 Derby Street has craftsmanship significance for the quality and integrity of its decorative elements including stained glass leadlights, and extensive timber detailing used for the shingling, brackets and turned veranda posts.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling at 66 Derby Street and its setting has contextual significance as a landmark residence on Derby Street in the suburban setting of St Albans. Derby Street has undergone significant redevelopment in recent years, and 66 Derby Street has had two dwellings built at the rear of the property. The setting includes a period service building at the rear and a brick fence on the street boundary, which was partially removed after sustaining damage in the 2011 Christchurch earthquakes.

66 Derby Street is located in a mature garden setting, which includes two notable cabbage trees at the rear of the property. Other houses of a similar era also remain extant, including an adjacent villa at 62 Derby Street. The house provides a contrast with the other listed property in the street, a 1930s bungalow at 74 Derby Street that once belonged to former Prime Minister Sydney Holland.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling at 66 Derby Street and its setting has archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling, including the whole interior and setting, at 66 Derby Street has overall heritage significance to Christchurch, including Banks Peninsula. The house has historical and social significance for its associations with Charles Gill, Harry Wardell, and the Armitage and Malley families. The dwelling has architectural and aesthetic significance as a representative example of an Edwardian corner bay villa. 66 Derby Street has craftsmanship significance for the quality and integrity of its decorative elements and contextual significance as a landmark residence within this St Albans streetscape. The dwelling at 66 Derby Street and its setting has archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

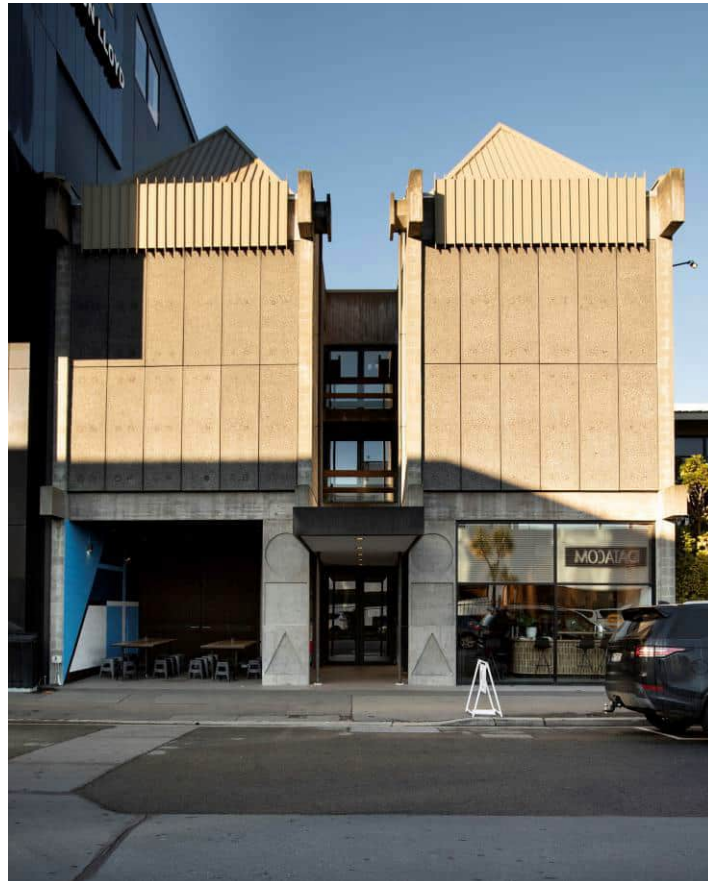
Christchurch City Council Heritage files *66 Derby Street*
Historic place # 3711 – Heritage NZ List: <http://www.heritage.org.nz/the-list/details/3711>
<http://www.teara.govt.nz/en/biographies/5w9/wardell-henry-john>

REPORT DATED: 15 FEBRUARY 2015 **UPDATED:** 16 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1354
*FORMER CSA/ CoCA GALLERY AND SETTING – 66
GLOUCESTER STREET, CHRISTCHURCH***



PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2021

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Centre of Contemporary Art Gallery (CoCA) has high historical and social significance as the oldest arts institution in Canterbury being established in 1880. It was formerly known as The Canterbury Society of Arts (CSA) and from 1895 until 1968 exhibitions were held in the now demolished CSA art gallery on the corner of Durham Street and Armagh Street designed by B. W. Mountfort with additions by R. D. Harmen. Restrictions in space, increasing membership and the need for a purpose-built gallery with adequate, lighting, display and storage facilities meant that by the early 1960s the original gallery was no longer adequate for the CSA's purposes. In a 1963 Council meeting of the CSA, debate took place over the relocation of the Society into a new gallery and site in Christchurch. Architects Minson & Henning-Hanson and Dines provided plans in 1965 for a new gallery to be built at 66 Gloucester Street; the new gallery was opened in 1968.

It was requested in the original brief by the sub-committee of the CSA (consisting of Peter Beaven, Miles Warren, Quentin Macfarlane, Rhona Flemming, Rusty Laidlaw, Paul Pascoe, and S. E. Mair) to the architects that the gallery was to be entirely functional: it should consist of the largest possible hanging space in one related space, be bare of fixtures and dependant as much as possible on natural lighting, there should be adequate storage, working, kitchen, and cloak rooms and the building should be structurally strengthened to allow for further building of up to six stories, and provision should be made for a lecture and projection room. The opening of the new gallery was a milestone for the visual arts in Christchurch as it was not only a purpose-built contemporary art gallery for the display of working artists, but also the first time that a local gallery had specific spaces to accommodate solo exhibitions rather than group shows. In 1996 the gallery underwent a name change and renovation to ensure that it retained a relevance to working artists and issues of relevance to the arts. As the Centre of Contemporary Art the gallery sought to act “as a dynamic and vibrant centre that embraces the diversity of contemporary cultural production.”

In recent years the Centre of Contemporary Art Gallery continued to function in terms of its exhibition programme according to the dictates of the exhibition spaces. An art classroom was sited within the Print Room and the mezzanine level was an art gallery exclusively for the exhibition of the art work of young people. The Centre of Contemporary Art Gallery sustained moderate damage in the 2010/2011 Christchurch earthquakes. It was closed for repairs and reopened in 2016. Repair work included the replacement and insulation of the roofing system, including the skylights in the roof pyramids which have all been replaced with toughened glass. All walls are now insulated and lined with plywood and board. The plywood allows for more efficient exhibition installations. The 1970s addition at the back of the building has been demolished, the 130m² space will be used as an outdoor gallery / project space. Enclosed by the concrete walls of the surrounding buildings with an open view of the sky, this space is intended to provide a very distinctive experience.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Centre of Contemporary Art Gallery has high cultural significance because of its contribution to the arts in Canterbury and the wider community. The gallery has acted as an exhibition space for hundreds of local artists and is an important cultural institution in Christchurch. Artists recently graduated from art schools and polytechnics have often held their first solo exhibition at the gallery or received an award to further their study in the arts, or received acknowledgment through an exhibition such as the annual members' exhibition and award. The Centre of Contemporary Art has a well-established association with the community. This is both historical and a consequence of the range of services, events, and education programmes it provides. Until the early 1970s the gallery occupied a critical place in the development of the arts in the City, actively participating through exhibitions and education. This was particularly important, with an absence of dealer galleries in Christchurch, and the public art gallery's role primarily restricted to use as an art museum.

The gallery's use remains similar to when it opened in 1968, with exhibition spaces featuring changing shows, as well as art classes and an education programme for the arts. The gallery is also used for community and business functions on a regular basis. As an arts institution within the cultural precinct, it maintains a profile with local visitors and with tourists.

The Centre of Contemporary Art continues to play an important role in the development of the arts and artists of Christchurch. The gallery has retained its progressive approach to exhibition programmes and events.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Centre of Contemporary Art Gallery is of high architectural and aesthetic significance; the building was designed by architects Minson, Henning-Hanson and Dines in 1965 and is an excellent example of modernist architecture in New Zealand. Architects Stewart Minson and Holger Henning-Hansen have been identified as contributing to the emergence of contemporary architecture in New Zealand. Both worked in the domestic field and Henning Hansen was noted in the late 1950s with a house in Burnside of 1958 whose “designs were the first clear expression in Canterbury of the precise care for natural materials and the empirical simplicity of the best Scandinavian work”.

The exterior of the gallery is deceptive in appearance in the effort to fit it on to a narrow inner-city site; this belies the ample exhibition space within made up of five exhibition spaces, a classroom for art education, a racked display and storage area for art works and storage space. The building reflects Brutalist principles in its use of poured concrete and aggregate panels. The street façade presents two twin rectangular forms with separate roof forms, and separated by a recessed area. The symbol of the gallery – a circle, square and triangle form are recessed into the concrete piers either side of the entrance. The building was constructed with a ground floor, first floor and mezzanine level with administration and storage areas. It consisted of five gallery spaces including four smaller galleries for solo artist's exhibitions and a large gallery (the Mair Gallery) 16 metres in length by 10 metres width for touring and themed exhibitions.

The interior spaces are a continuation of the simplicity and Brutalist principles expressed on the exterior, dominated by concrete walls and floors with timber contrast in details such as the balustrades, secondary stairs, and internal doors. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior is a key element of the design of the building, and reflects the work of the architect and construction professionals. The interior evidences the original and continued use as an art gallery through its spaces and layout.

The gallery received an Enduring Architecture Award from the New Zealand Institute of Architects in 2002. This was entirely appropriate as it remains as functional and vital in its use as a purpose-built art gallery as it did when it was opened in 1968. The judges in 2002 commented that “After 25 years the gallery remains a stimulating environment in which both art and architecture can be equally appreciated”. As an institution that has acted as a venue for numerous artists and arts events it continues to make a significant contribution to the arts in the 21st century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Centre of Contemporary Art Gallery is of high technological and craftsmanship significance as an excellent example of 1960s concrete construction and detailing, and

gallery lighting design. The exterior features concrete block and poured concrete beams and piers, and the use of large riverbed stones embedded into panels on the first level of the building. The logo of the CSA is embossed into two columns. Internally the spaces were designed to allow natural light in the main gallery through the pyramidal roof system and natural lighting enters gallery spaces through light tunnels.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Centre of Contemporary Art Gallery is of high contextual significance due to its location in the central city with its distinctive features lending it landmark status. The gallery, sited at 66 Gloucester Street, is part of area of the city which was historically the location of a number of educational institutions. This included the opening of the Canterbury Museum in 1870, Canterbury (university) College in 1877, the School of Art in 1882, and its predecessor the Canterbury Society of Arts in 1880. The Centre of Contemporary Art is an important part of this area being sited adjacent to The Christchurch Art Gallery Te Puna o Waiwhetū and close to the Provincial Council Buildings. In terms of architectural type, material, colour and texture, the Centre of Contemporary Art Gallery relates to the nearby former New Zealand Post Building, now the Christchurch City Council's Civic Offices, in Hereford Street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Centre of Contemporary Art Gallery is of some archaeological significance as the site is in the vicinity of the area once occupied by the Waitaha Pā, Puari. In European terms the archaeological significance of the site dates from the mid to late 1800s when the Gloucester Street area was developed. Construction of the Centre of Contemporary Art Gallery was completed in 1968. It is possible that during the construction of the Centre of Contemporary Art Gallery any existing archaeological evidence would have been, disturbed, modified or destroyed.

ASSESSMENT STATEMENT

The Centre of Contemporary Art, including the whole interior and setting, is of high heritage significance to the Christchurch District, including Banks Peninsula. The Centre of Contemporary Art Gallery has high historical and social significance as the home of the institution formerly called The Canterbury Society of Arts (CSA) – the oldest arts institution in Canterbury which was established in 1880, and was the first local gallery which had specific spaces to accommodate solo exhibitions rather than group shows. The Centre of Contemporary Art Gallery has high cultural significance as a well-established arts institution with the community. The current building has ensured the continuance of the oldest art organisation in the City. The Centre of Contemporary Art Gallery has high architectural and aesthetic significance as an example of modernist architecture of the period which expresses Brutalist principles, which has received an *Enduring Architecture Award* from the New

Zealand Institute of Architects. The Centre of Contemporary Art Gallery is of high technological and craftsmanship significance as an example of 1960s concrete construction techniques and finishes. The building is of contextual significance as one of a number of buildings in this part of the central city that have supported Canterbury's long tradition in arts and education and as a landmark for its use and distinctive appearance.

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REPORT DATED: 28 JANUARY, 2015 **UPDATED:** 16 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 268
*ST LUKE’S CHAPEL AND SETTING – 272 HEREFORD
STREET, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 9/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

St Luke's Chapel has historical and social significance as a chapel that was initially constructed as a funerary chapel for the Lower Heathcote Church of England Cemetery. It then became the chapel for the Jubilee Home and finally was relocated to be the chapel for the City Mission. The chapel was designed in 1888 by R. W. England as a funerary chapel for the Lower Heathcote Church of England Cemetery in Rutherford Street, Woolston. The Heathcote parish was part of the community served by the Church of St John the Evangelist in Woolston. In 1864 the Church Property Trustees purchased land on the corner of Princess (now Rutherford) Street and Garlands Road for use as a cemetery. One of the earliest cemeteries in Christchurch the Heathcote Cemetery was consecrated by the Rt Rev Harper, first Bishop of Christchurch in 1868. By the late 1940s the chapel had fallen into disrepair, through lack of use, as the nearby Heathcote cemetery was almost full. A St John's lay reader, L.R. Burgess, who conducted regular services at the nearby Jubilee Home instigated the gifting of the building by the Church Property Trustees to the North Canterbury Hospital Board and in 1947 the chapel was relocated to the Jubilee Home. However The Jubilee Home was established in 1888 as a memorial to the 50th Jubilee of Queen Victoria. It was established to care for the 'destitute and infirm'. The move was supervised by the architect R

S D Harman and most likely undertaken by traction engine. In October 1949 the chapel was dedicated to St Luke the physician. As a non-denominational chapel the St Luke's Chapel served the religious community of the Jubilee Home until 1990. In that year the Jubilee Home was closed and following an approach from the City Missioner, the chapel was gifted by the Area Health Board to the Christchurch City Mission. In April 1991, under the supervision of architect Don Donnithorne, the chapel was moved to its new site at the City Mission in Hereford Street. In 2013 consent was obtained by Wilkie and Bruce architects to move the Chapel over the road to a site adjacent to the new City Mission building. The chapel now sits on its own plot of land on the south side of Hereford Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

St Luke's Chapel has cultural and spiritual significance having served three distinct communities since its consecration in 1888. As a funerary chapel it was used for final services for many people buried in the Woolston Cemetery. At the Jubilee Home it was used for regular services as well as for the funeral services of some of the residents. It continues to fulfil a spiritual and cultural function as the City Mission Chapel.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

St Luke's Chapel has architectural and aesthetic significance for its Gothic Revival design by well-known Christchurch architect R W England. Born in Lyttelton in 1863, Robert England went to England for his architectural training. He returned to Christchurch and established his own practice around 1886. The chapel, designed in 1888, is among his earlier works, with later works including McLeans Mansion and the third stage of Riccarton House. His brother Edward England joined the practice in 1906, two years before Robert's death in 1908. The weatherboard chapel has a steeply pitched shingled gable roof with decorative bargeboards at each end. Lancet windows line the nave with a triple lancet window at the east end. The chapel is entered through a gabled entrance porch, with the interior being dominated by four open timber trusses. The building is constructed of kauri with some rimu finishes. The glass in the side lancets is the original glass from the 1880s. The stained glass window in the triple lancet was added in the 1950s and was the work of Roy Miller of Miller Studios Dunedin. It was designed by Miller's principal designer, Frederick V Ellis head of the School of Art at Wellington Technical College. As well as the timberwork in the building itself the altar furniture is of note. Through donations from Jubilee Home residents an altar, lectern, chair and prayer desk were commissioned for the chapel in the early 1950s. Designed by architect R S D Harman, the furniture was carved by J C Vivian, who worked closely with master craftsman, Frederick Gurnsey.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior evidences the use of the building for worship, as well as design, aesthetics and materials of the period in which it was built.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

St Luke's chapel has technological and craftsmanship significance for what I may reveal of 19th century timber construction methodologies, materials, fixtures and fittings. It has craftsmanship significance for its interior finishes such as the altar furniture designed by R S D Harman and carved by J C Vivian, who worked closely with noted master craftsman Frederick Gurnsey, the stained glass windows and decorative detail.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The setting of the chapel consists of the immediate land parcel. It has contextual significance for its relationship to the adjacent City Mission building on Hereford Street. The removal of the building from the previous City Mission complex of buildings on the north side of the street has improved the visibility of the chapel, putting it on its own plot, directly facing the road, rather than it being hidden in amongst a complex of buildings. The chapel sits in a lawn area with parking to the rear of the site. A small building has been constructed behind the chapel to house toilets and storage.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Chapel setting is of archaeological significance because it has the potential to provide archaeological evidence relating to human activity on the site, including that which occurred prior to 1900, as an early central city land parcel. However any archaeological evidence found would not relate to the chapel itself, its foundations being extant in the Rutherford Street Cemetery.

ASSESSMENT STATEMENT

St Luke's Chapel, including the whole interior and setting, are of overall significance to Christchurch including Banks Peninsula as an extant example of a Victorian funerary chapel. The chapel has historical and social significance as a chapel that was initially a funerary chapel for the Lower Heathcote Church of England Cemetery, then chapel for the Jubilee Home and finally the chapel for the City Mission. St Luke's Chapel has cultural and spiritual significance having served three distinct communities since its consecration in 1888. It has architectural and aesthetic significance for its Gothic Revival design by well-known Christchurch architect R W England. The chapel has technological and craftsmanship significance for its 19th century timber construction, materials, fixtures and fittings and additional details such as the altar furniture designed by R S D Harman and carved by J C

Vivian, who worked closely with noted master craftsman Frederick Gurnsey. It has contextual significance for its relationship to the adjacent City Mission building on Hereford Street. As the Chapel has been relocated a number of times, the Chapel setting only is of archaeological significance because it has the potential to provide archaeological evidence relating to human activity on the site, including that which occurred prior to 1900.

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REPORT DATED: 28/11/2014

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 271
*ST ANDREW’S CHURCH AND SETTING – 59 HEWITTS ROAD,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

St Andrew's Church has high historical and social significance as the first Presbyterian church in Christchurch. The first stage of the building was erected in 1856-57 on a site at the intersection of Tuam Street and Oxford Terrace, close by Christchurch Hospital. The church hosted its first service on 1 February. At the time of the golden jubilee of the Presbytery of Canterbury, held in January 1914, St Andrew's was described as the 'mother church' for the province's Presbyterians. The building also has significance for its associations with a number of pioneering, mainly Scots, Canterbury families including, John and Jane Deans, the Wilsons, Andersons, Hays and Grubbs, and the first minister and early educationalist Rev. Charles Fraser (1823?-86). Fraser was a founder of Canterbury Museum, Christchurch High School and Canterbury College. In addition to his church duties he was also a lead

writer for the *Lyttelton Times* and published two Presbyterian newspapers in the 1860s and 1870s.

The development of St Andrew's, which was enlarged in c1862 and 1892, reflects the changing needs and fortunes of its congregation at the time. However, by the 1980s in the midst of declining church attendances and increasing urban development in the inner city, the parish had to either close or to find a new purpose for the church building. The solution was to move the church to Rangi Ruru Girls' School where it would function as both a school chapel and parish church. When the church was relocated on 29 March 1987 the church building was divided into three sections and then transported to a site at Rangi Ruru in Merivale Lane, at which time another new fourth bay was added to enlarge the nave. The original site on the corner by Christchurch Hospital is known as St. Andrew's triangle which serves as a reminder of the church's establishment.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

St Andrew's Church has high cultural and spiritual significance, having served as a focus for the Presbyterian community in Christchurch for more than 150 years. The building was held in sufficient regard to warrant its removal to Rangi Ruru Girls' School in 1986, an undertaking that secured its preservation and on-going use. In 2006 a memorial was erected on the original site of the church to commemorate both the church and the Scottish heritage of the city.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

St Andrew's Church has high architectural and aesthetic significance for its association with colonial architect Henry Cridland (1823-67), who was one of the first architects to work in Canterbury. Cridland designed the original, first stage of the church. The majority of the building is the work of noted Christchurch architect Robert England (1863-1908), who significantly enlarged Cridland's building in 1892. England added the nave and entrance porch to St Andrew's. He later designed Knox Church in Bealey Avenue (1904). St Andrew's is an example of colonial timber Gothic Revival and displays an architectural and aesthetic unity despite its alterations and additions.

The original church constructed in 1856-1857 was a rectangular wooden building with an entrance half way along one side. The specification required that the church be fifty feet long and twenty four feet wide with a "session house" on the south side and an entrance porch on the north. With the growth of the St Andrew's congregation the church building was enlarged by the addition of two transepts. Architect Robert England oversaw further alterations and additions which included lifting the nave high enough to become the upper portion along with building a roof over the new nave to make the building wider, with aisles and new seating. In 1902, when the pipe organ was purchased, further alterations were made to the eastern end of the church so that an organ chancel and a vestry could be added. The external appearance of the church then remained unchanged until the 1980s. When the church was

relocated on 29 March 1987 another new fourth bay was added to enlarge the nave. The church suffered no notable damage in the 2010/11 earthquakes.

The interior of the church features a timbered panel and beamed ceiling with associated truss and bracing structure. The interior faces of the walls have dado panelling with a dentilled dado rail, with the organ chamber featuring full panelling behind the altar. Timber detailing is used throughout the building in contrast to the lath and plaster walls, including as window tracery in the coloured leaded windows, including the rose window, and as window framing throughout the building. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior evidences the use of the building for worship and design and materials of the period in which it was constructed as well as changes over time.

St Andrew's Church is one of Christchurch's few remaining large timber churches, along with St Michael and All Angels' Anglican Church in Oxford Terrace. It makes an important contribution Christchurch's internationally-recognised Gothic Revival heritage expressed in timber rather than stone.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

St Andrew's Church has craftsmanship significance for the quality and execution of its external and internal Gothic Revival detailing. These features are noted on the interior with the exposed timber roof of the nave, the columns and arches that form the aisles, and the decorative windows. The timber for the original church built in 1856-1857 was totara and was donated by Mr. Ebenezer Hay who sourced the wood from his Pigeon Bay property. When St Andrew's was moved from Hospital Corner to Rangi Ruru, a Totara tree root that had once supported one of the Totara felled for the 1856 building was gifted to the school by Mr. and Mrs. Donald Hay and Mr. and Mrs. Michael Deans in commemoration of its history. Later technological significance is attributed to the removal and re-establishment of St Andrew's to its current location. When the church was relocated on 29 March 1987 the church building was divided into three sections and then transported to a site at Rangi Ruru in Merivale Lane.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

St Andrew's Presbyterian Church and its setting have some contextual value. Having been moved from its prominent Hospital Corner site in 1986, St Andrew's is no longer directly connected with its original context as an inner-city church. On its new site, however, the church now relates to the buildings of Rangi Ruru Girls' School, particularly the house Te Koraha, and the surrounding residential area.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

St Andrew's Presbyterian Church and its setting has archaeological significance as parts of the building date from 1857 however the church has only been on its present site since 1986, and therefore any archaeological significance would arise from the development of Te Koraha by the Rhodes family in the late 19th century and the later establishment of Rangi Ruru Girls' School at this location (1923).

ASSESSMENT STATEMENT

St Andrew's Presbyterian Church, including the whole interior and setting, has high overall heritage significance to Christchurch, including Banks Peninsula. The church has high historical, cultural and spiritual significance, as Christchurch's oldest Presbyterian Church, having served the city's Presbyterian community for more than 150 years. It has additional historic significance for its association with Rev Charles Fraser and the Deans family, among other early Scots Presbyterian settlers. St Andrew's was relocated to its present site in 1986 and therefore has an almost 30 year association with Rangi Ruru Girls' School. The building has high architectural significance as one of the city's 19th century Gothic Revival churches, and for its associations with architects Henry Cridland and Robert England. The building's technological and craftsmanship significance arises out of its timber construction and Gothic Revival detailing evidenced both on the exterior and interior of the church. St Andrew's and its setting has archaeological significance as parts of the building date from 1857 however the church has only been on its present site since 1986,

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
*RICCARTON – 12, 16, 31A AND 39 KAHU ROAD,
CHRISTCHURCH***

Riccarton is associated with the members of the Deans family who were the first permanent European settlers on the Canterbury Plains in 1843. The principal buildings on the property span the period from early colonial to High Victorian, and Riccarton Bush is a nationally significant area of protected native forest. The area in which the Deans developed the first successful farm on the Plains was known to Māori as Pūtarikamotu. For some years after the Deans settled at Riccarton (1843) Māori and European worked together to protect the bush and cultivate introduced crops.

Riccarton includes five individually scheduled items: Riccarton Bush, former dwelling - Deans Cottage, Former dwelling - Riccarton House, the grounds of the two dwellings, and the former farm buildings built by John Deans II that are now located on the Christchurch Boys' High School site. Riccarton Bush is a remnant of Canterbury's floodplain forest and it therefore has great ecological significance in addition to its heritage significance.

Deans Cottage was erected in 1843 and Riccarton House was built in three stages, beginning in 1856 and completed in 1900. Both dwellings are associated with William, John and Jane Deans, and John and Jane's son John Deans II. The Deans family gifted part of the remnant Riccarton Bush to the people of Canterbury in trust in 1914 and the remainder of the Kahu Road property entered public ownership in 1947. The site is the venue for a popular Farmers' Market and the two dwellings are open to the public, the cottage as a house museum and the house as both a house museum and a function venue, with a restaurant/café. The former farm buildings have a Kahu Road frontage not far from Riccarton House.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 647
*RICCARTON BUSH – 16 KAHU ROAD, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 22/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Riccarton Bush has high historical significance as Canterbury's last stand of the once prolific kahikatea (White Pine) floodplain forests, which were established several thousand years ago. The bush is considered to be one of the oldest and best documented protected natural areas in New Zealand. It is also historically significant as part of a Ngāi Tūāhuriri mahinga kai settlement and timber source from the 1800s, set within a wider landscape of Māori trails and settlements developed prior to European settlement.

The Deans family settled here in 1843 initially leasing the land from local Maori. After the Crown purchase of Ngāi Tahu land and the survey of Christchurch, the Deans purchased 400 acres for their farm, including half of the remaining bush (1849). The other half of the

bush was felled by new colonists for use as building timber and firewood. Māori and Europeans worked together to protect the bush when it was threatened by fire in 1851 and 1852 (Molloy, 1995). The Deans used timber from the bush sparingly for building purposes, and by 1882 they were only using fallen timber for fencing. Part of Riccarton Bush (6.4 hectares) was gifted to the people of Canterbury by the Deans family in 1914, whereupon the Riccarton Bush Trust was established by Act of Parliament (Riccarteron Bush Act 1914). The Trust purchased the remaining 1.4 hectares in 1947 with financial assistance from local councils, indicating its ongoing value to the community. Riccarton Bush has been open to the public for passive recreation since 1917. A predator-proof fence installed in 2000 has allowed reintroduction of past native creatures.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Riccarteron Bush is of high cultural significance to both Māori and Europeans. The bush has cultural significance to Maori, for its history of occupation and food gathering activity prior to and during the early years of European settlement. The area was known to Māori as Pūtarikamotu, meaning either 'the place of an echo' or 'the severed ear' which related to the belief that advancing people could be heard at a particular location in the forest and depending on their direction of approach one could tell if they were friend or foe and the 'the severed ear' is a reference to this as an isolated pocket of bush.

The bush is also of cultural significance to the people of Christchurch and Canterbury for its association with William and John and Jane Deans, their families and descendants. The Deans had a formative influence on the development of the city and the region and the survival of the bush is a direct result of their intervention. The Deans named their farm Riccarton and the local river the Avon, after their home parish and a local stream in Scotland respectively. Naming areas after other places was a colonial cultural habit that ensured the passage and continuance of personal history and familial connections.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Riccarteron Bush is of high aesthetic significance for its tall kahikatea forest canopy located 3.5 kilometres from Christchurch's city centre and the contrast it provides with the garden setting of Riccarton House. The bush has a wealth and diversity of native flora and fauna, and has been described as 'a living museum of native plants and animals' (Molloy, 2000). In 1978, 478 adult kahikatea trees were counted with a mean height of 25 metres and a maximum recorded age of 550 years. The bush contained 71 species of native trees, shrubs, lianes and herbs in the bush in 1993, only two less species than was recorded in 1870.

A system of walking tracks through the bush was initiated in 1917 when the bush opened to the public. In the 1850s Jane Deans had planted exotic trees around the border of the bush in an attempt to protect it. Gaps where native trees had been felled for timber were filled with oaks, ashes, elms and gums. In 1975 the felling of introduced trees on the bush boundary commenced, in order to restore the bush to its fully native character. This work was completed in 1984. The removal of the exotic boundary trees made the native trees more visible and enabled the bush to expand naturally outwards. The principal waterway and an

important linear element in the bush landscape is the River Avon, located on the northern edge of the property.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Riccarton Bush has technological significance, in an ecological sense, arising from its management since 1974, which has improved its integrity as a native forest remnant through activities such as propagating plants from seed sourced entirely from the bush and leaving plant litter to rot naturally to create a suitable microclimate for flora and fauna.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Riccarton Bush is of high contextual significance as a key element within a cultural landscape that includes a remnant of Canterbury's floodplain forest, and as a tangible link with both Pūtarikamotu and the former Deans Estate. The Bush is closely associated with a number of heritage features that date to the Deans occupation of the site. These include Riccarton House, Riccarton House Grounds, Deans Cottage, the original site of Deans Cottage, brick farm buildings (now on Christchurch Boys' High School's grounds), two brick bridges across the River Avon, and part of the Deans sheep grazing paddocks (now the Christchurch Boys' High School playgrounds). The Bush forms an immediate backdrop to Riccarton House and Deans Cottage and also has contextual significance in the wider landscape as a well-known forest remnant in suburban Christchurch.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Riccarton Bush is of high archaeological significance for its potential to provide evidence of human activity, including food gathering and production, farming, and construction, which predates 1900. Food gathering, temporary occupation and other activities by Māori in this area - Pūtarikamotu- are documented prior to and during the Deans settlement. No physical evidence of Māori activity has been found to date on the site, but there is potential for evidence to exist which is of cultural and spiritual significance to Maori. The site also has high archaeological significance from the time of its European settlement after 1840.

ASSESSMENT STATEMENT

Riccarton Bush is of overall high significance to Christchurch, including Banks Peninsula, and to Canterbury as one of the oldest and best documented protected natural areas in the country. Riccarton Bush is of high historical and social significance as the only remaining area of native bush remaining in the city. It comprises a 7.8 ha remnant of kahikatea

floodplain forest which has survived natural catastrophes and the impact of two human cultures largely by a combination of its own intrinsic qualities and the foresight and dedication of committed people. It is of historical significance for the gifting of a large part of the bush in Trust to the people of Canterbury in 1914 by the Deans family, and as a very early example in New Zealand of a natural area being offered formal protection (Riccarton Bush Act). The Bush is of high cultural significance to both Māori and Europeans. The bush area known as Pūtarikamotu has cultural significance to Maori, for its history of occupation and food gathering activity prior to and during the early years of European settlement. The bush is also of cultural significance to the people of Christchurch and Canterbury for its association with William and John and Jane Deans, their families and descendants. The Bush is of high aesthetic significance for the wealth and variety of its native flora and fauna. Riccarton Bush has technological significance, in an ecological sense, arising from its management since 1974, which has improved its integrity as a native forest remnant through activities such as propagating plants from seed sourced entirely from the bush and leaving plant litter to rot naturally to create a suitable microclimate for flora and fauna. Riccarton Bush has high contextual significance as a defining element within the early layout of the Deans property and to Dean's Cottage and Riccarton House and grounds, and for its physical relationship to the Avon River, and other features related to the former Deans Estate. The Bush also has high archaeological significance for its potential to provide evidence of both Māori and early European occupation and use.

REFERENCES:

Brian Molloy 'The 1997 Banks Memorial Lecture. History and Management of Riccarton Bush' reproduced in *The New Zealand Garden Journal* (Journal of the Royal New Zealand Institute of Horticulture), Vol. 3, No. 1, October 2000, pp. 13-18.
www.rnzih.org.nz/pages/RiccartonBush.htm

Brian Molloy (ed.) *Riccarton Bush: Pūtarikamotu* (Christchurch, 1995)

'Riccarton Bush (Pūtarikamotu), Riccarton House, and Deans Cottage', Christchurch City Libraries
<http://christchurchcitylibraries.com/heritage/places/public/riccartonbush/>

REPORT DATED: 8 NOVEMBER 2014 **UPDATED:** 16 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 307
*FORMER DWELLING AND SETTING, DEANS COTTAGE – 12
AND 16 KAHU ROAD, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 22/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Deans Cottage is of high historical significance as the oldest surviving European building on the Canterbury Plains. The cottage was the second dwelling to be built by William (c.1817-51) and John (1820-54) Deans, following their arrival at what would be Christchurch in 1843. The first cottage (1843-90) no longer exists but its site is marked by a plaque and an oak tree planted by Jane Deans (1823-1911). The Deans were the first permanent European settlers on the Canterbury Plains and the family played an important role in the development of the region. In 1840-41 the land was purchased in two separate lots to two Scottish emigrants in Sydney, the Reverend William Purves and James Herriot. Herriot and Purve's manager,

McGillivray, led a combined party of settlers to Pūtarikamotu to establish a farm growing crops, principally wheat to sell to Sydney millers. While it was a short-lived attempt by Herriot and McGillivray to settle Pūtarikamotu the later success of the Deans enterprise influenced the future site of the Canterbury settlement and helped to sustain the early settlers of the 1850s.

Brothers William and John Deans were lawyers turned farmers, who emigrated from Scotland to New Zealand in 1840 and 1842 respectively. They were assisted in establishing their farm at Riccarton by the Manson and Gebbie families. John's wife Jane ensured the continuation of the Deans farm in Riccarton after her husband's death in 1854. John and Jane's son, John II (1853-1902) was born in the cottage, and went on to run the estate with his wife Catherine and their twelve children. The Deans farmed sheep, cattle, horses, poultry and pigs and cultivated wheat, oats, barley and potatoes; they established a vegetable garden and fruit trees; undertook cattle grazing from the 1850s, and later operated a stud farm. Jane Deans farmed with help from her half-brothers James, Hugh and George McIlraith and her cousin Douglas Graham until John II was old enough to take over the estate. The cottage also has historical significance for its association with early colonial interactions between Māori and Europeans. Māori planted and dug potatoes for the Deans for many years and helped the Deans to protect Riccarton Bush when it was threatened with fire in 1851 and 1852.

The cottage was occupied by Jane Deans and her baby son until the first stage of Riccarton House was completed in 1856. In 1950 the cottage was moved and restored by members of the Rotary Club. Twenty years later it was moved again, this time to its present site. The cottage is managed by the Riccarton Bush Trust and for many years it has been operated as a house museum containing displays and interpretation about the history of the Deans Estate. The chimney, a later construction and not a replica of the original, was damaged in the earthquake and is to be rebuilt closer to its original form.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Deans Cottage is of high cultural significance as tangible evidence of the pioneering settlement of Canterbury by pre-Adamite Scots. (Pre-Adamite is the term used for those European settlers who arrived in Canterbury before the First Four Ships (December 1850)). The dwelling's use as a house museum enhances its cultural significance, as a place which commemorates early European settlement in the region in general, and the contribution of the Deans family in particular. The cottage also has cultural and spiritual significance to Māori significance because it is located in the area known to early Māori as Pūtarikamotu.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The cottage is of architectural significance as the oldest surviving European dwelling on the Canterbury plains. It has however been extensively altered and restored a number of times but original materials and forms still remain. It is a two storey cottage in the colonial vernacular style constructed of timber cut from the nearby bush. The second storey is a loft storey with a small staircase that provides access to the loft rooms. It is a timber frame

structure clad in weatherboards with a shingled gable roof, which flares outwards to form a veranda carried on simple posts. The façade is symmetrical with a central door flanked by multi-paned windows. The interior features wood panelling, linings and flooring. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The cottage is of aesthetic significance for its simplicity, restrained proportions and detailing. The simple interior spaces, materials and lack of ornamentation evidence the way of life of early European settlers the Dean's family.

With regard to a comparative analysis of the cottage as a colonial form for domestic architecture The cottage also has contextual significance for its association with the Deans Homebush Station (est. 1851), as well as with other early colonial dwellings in the region such as the Langlois-Etevenaux house at Akaroa (pre-1845), The Cuddy at Te Waimate Station (1854), the original Glens of Tekoa homestead (1859) and Tiptree Cottage (1860s). Together this group of early colonial dwellings, and others like them, are representative examples of the diversity of form, style and materials that provide evidence of the different building traditions and use of materials that early settlers brought with them to New Zealand.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The cottage has technological and craftsmanship significance for the materials and construction methods evident in its nineteenth century fabric. Totara, matai and kahikatea were used in its construction. Where the building has been renovated, the materials and methods have attempted to imitate the original and present the ability to reveal restoration, repair and maintenance methodologies employed over time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The cottage is of high contextual significance as a key component of a heritage place that was once the nucleus of the Deans Riccarton Estate. The cottage visually contrasts with the size and decorative detailing of Riccarton House, as well as with houses within the immediate and wider suburban context of Riccarton's later development as both a separate Borough and suburb. No longer in its original position which was on the Kahu Road boundary opposite the farm buildings now part of Christchurch Boys' High School, the cottage sits on the edge of the bush and is now not visible from the street. The current setting presents the cottage as a small house museum and display item within the grounds.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Deans Cottage has archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, however as the cottage is not on its original site and was moved to the current site in 1950, the opportunity for archaeological site evidence relating to the cottage is unlikely. However there has been human activity on the site which occurred prior to 1900 there is the potential for other archaeological site evidence to be present including evidence of food gathering, temporary occupation and other activity by Māori at Pūtārikamotu, the attempted settlement of James Herriot et al, and the settlement at Riccarton by the Deans family.

ASSESSMENT STATEMENT

Deans Cottage, including the whole interior and setting, is of high overall significance to Christchurch, including Banks Peninsula, and the people of Canterbury as the oldest European dwelling extant on the Canterbury Plains and for its association generationally with the pioneering Deans family. The cottage has high historical significance for its association with John, William and Jane Deans and the early interactions between European and Māori on the Deans' Estate. The Deans were the first permanent European settlers on the Canterbury Plains and the family played an important role in the development of the region. It has high cultural significance for the value placed upon the cottage as part of the tangible history of Canterbury. Its use as a house museum enhances its cultural significance, as a place which commemorates early European settlement in the region in general, and the contribution of the Deans family in particular. Deans Cottage is of architectural and aesthetic significance as an early, albeit restored, example of colonial vernacular architecture. The cottage has technological significance for its demonstration of construction techniques and materials typical of the 1840s colonial era. Deans Cottage is of high contextual significance as part of the cultural landscape of the former Deans Estate, which also includes Riccarton House, Riccarton House Grounds, Riccarton Bush, and former farm buildings. The Cottage has archaeological significance given its location on a site with a history of both pre-European Māori and early colonial occupation and use.

REFERENCES:

Gordon Ogilvie *Pioneers of the Plains - The Deans of Canterbury* (Christchurch, 1996)

Jane Deans *Letters to my Grandchildren* (3rd edition, Christchurch, 1995)

Historic place # 3679 – Heritage New Zealand List
<http://www.heritage.org.nz/the-list/details/3679>

Thelma Strongman 'The Garden at Riccarton' *Historic Places* (NZHPT magazine, March 1995)

REPORT DATED: 8 NOVEMBER 2014 **UPDATED:** 16 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 306
*FORMER DWELLING AND SETTING, RICCARTON – 12 AND 16
KAHU ROAD, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 22/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former dwelling, Riccarton (also known as Riccarton House) is of high historical significance as the former home of Jane Deans (1823-1911) and her son John (1853-1902) and his family. Jane's husband John and his brother William were the first permanent European settlers on the Canterbury Plains and the family played an important role in the development of the region. In 1840-41 the land was purchased in two separate lots to two Scottish emigrants in Sydney, the Reverend William Purves and James Herriot. Herriot and Purve's manager, McGillivray, led a combined party of settlers to Pūtarikamotu to establish a farm growing crops, principally wheat to sell to Sydney millers. While it was a short-lived attempt by Herriot and McGillivray to settle Pūtarikamotu the later success of the Deans enterprise influenced the future site of the Canterbury settlement and helped to sustain the early settlers of the 1850s.

William (c.1817-51) and John (1820-54) Deans, lawyers who became farmers, were Scots immigrants who took up land on the Canterbury Plains in 1843. They were assisted in establishing their farm at Riccarton, which they named after their home parish, by the Manson and Gebbie families. The Deans also named the River Avon after a stream on their grandfather's estate in Scotland. John's wife Jane ensured the continuation of the Deans

successful farm in Riccarton after her husband's death, with help from her half-brothers James, Hugh and George McIlraith and her cousin Douglas Graham. John Deans II went on to run the estate with his wife Catherine and twelve children while at the same time members of the family developed the Homebush Station, which had been taken up by William and John Deans in 1851.

The first stage of Riccarton was built in 1856, after which time Jane and John II moved out of Deans Cottage into the new dwelling. Additions in 1874 were built to accommodate guests and family who came to Riccarton to celebrate John Deans II's twenty-first birthday. A large-scale addition erected in 1900 greatly increased the size of the house but removed part of the original 1856 section. Members of the Deans family lived in Riccarton House until 1947, when it was acquired by the Riccarton Bush Trust on behalf of the people of Christchurch. Having operated for many years as a community and function venue and more latterly becoming a house museum as well, the former dwelling was closed after the February 2011 Canterbury earthquake but reopened in 2014 after major restoration repair and strengthening was undertaken.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former dwelling, Riccarton is of high cultural significance as it represents the evolving way of life generationally of the Deans family between 1856 and 1947. The public acquisition of the building denotes its cultural significance to the people of Canterbury, which is enhanced by public access and community involvement in the interpretation and preservation of the homestead. The house is located within an area of the city that has cultural and spiritual significance to Māori (Pūtarikamotu) for its history of occupation and as a mahinga kai (food gathering) area for Māori prior to and during the early years of European settlement.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former dwelling, Riccarton is of high architectural and aesthetic significance for its staged construction and association with three different local architect/builders. The dominant architectural character of the house was established with the 1900 section designed by Robert England, one of the City's premier domestic architects. England also designed McLean's Mansion and Fitzroy. James Johnson, in whose workshop John Deans II had been baptised, was responsible for the first stage of the dwelling in 1856. Johnson also built Big School at Christ's College (1863). William Marley was responsible for the second stage built in 1874. The first two stages of the dwelling are in the colonial vernacular style, with simple forms and modest detailing, and the 1900 section is in the late Victorian Eastlake style, with more complex architectural forms and a high degree of ornamentation. A double height veranda features on the principal elevation. Significant interior features include the oak panelled entrance hall constructed from oak trees grown and felled by the Deans, ornate timber fire surrounds, and the principal balustrade timber stairwell with acorn newel posts. Samples of original wallpaper has also survived in most bedrooms. The homestead underwent restoration work in 1994 which both restored, reinstated and revealed a number of original features, including structural techniques. Major restoration, repair and

strengthening work was undertaken following the 2010/11 Canterbury earthquakes, with the house reopening to the public in August 2014.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former dwelling, Riccarton has high technological and craftsmanship significance for its construction over three different time periods and high quality interior detailing. Each stage of the building represents the construction methods and skills of the period in which it was built. The 1900 section in particular is notable for the craftsmanship skills evident in the treatment of the principal rooms and spaces. The panelled entrance hall is of particular note for the quality of its ornamentation and use of oak panelling constructed from oak trees grown and felled by the Deans. The oaks were grown from seedlings donated by Governor Gray in 1849 and were mature enough to fell in 1900. Following the considerable restoration repair and strengthening that was undertaken following the 2010-2011 earthquakes the house has the ability to provide evidence of post construction methods retained to provide examples for the future and contemporary methodologies used in its repair, restoration and strengthening programme.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former dwelling, Riccarton has high contextual significance as a key component within the Deans Estate, particularly in relation to Deans Cottage, the grounds of both buildings, and Riccarton Bush. Although the dwelling is only visible in part from the street, its presence is indicated by a tree-lined driveway, extensive grounds and signage. Riccarton House also has contextual significance in relation to other large-scale residential buildings in the city that were once owned by members of Canterbury's earlier settlers, including McLean's Mansion in Manchester Street (1899-1900) and Mona Vale in nearby Fendalton (1899-1900). Wider afield, Riccarton House has historical contextual relationship significance for its association with the Homebush Estate, which was developed by the Deans family from 1851.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former dwelling, Riccarton has archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Evidence of food gathering, temporary occupation and other activity by Māori at Pūtārikamotu, the attempted settlement of James Herriot et al, and the successful settlement developed at Riccarton by the Deans family may all be present on this site.

ASSESSMENT STATEMENT

The former dwelling, Riccarton has high overall significance to Christchurch, including Banks Peninsula for its association with the Deans family, particularly Jane and her son John II and his family. The former dwelling, Riccarton has high historical and social significance through the work of John Deans' widow Jane who ensured the continuation of the Deans farm in Riccarton and at Homebush after her husband's death. Her son John Deans II went on to run the estate with his wife Catherine and twelve children. It also has high historical and social significance for its use as a community and function venue and more latterly as a house museum since 1947. It has high cultural significance for its evocation of the way of life of a prosperous colonial farming family and for its value to the people of Canterbury. The setting has cultural and spiritual significance to Māori (Pūtārikamotu) for its history of occupation and as a mahinga kai (food gathering) area for Māori prior to and during the early years of European settlement. The former dwelling, Riccarton has high architectural significance for its three-part construction programme and association with its designer/builders, Messrs Johnson, Marley and England. The third and final stage designed by RW England has aesthetic significance, particularly for its interior its Late Victorian detailing. The former dwelling, Riccarton has high technological and craftsmanship significance for the way in which each stage of its construction embodies the construction skills and techniques of the time. The former dwelling has high contextual significance as part of the Deans Estate and in relation to other early large-scale houses in the city. The building has archaeological significance for its site and what it may reveal of pre-1900 construction.

REFERENCES:

Gordon Ogilvie *Pioneers of the Plains: The Deans of Canterbury* (Christchurch, 1996)

Jane Deans *Letters to my Grandchildren* (Christchurch, 1995)

Brian Molloy (ed.) *Riccarton Bush: Pūtārikamotu* (Christchurch, 1995)

Historic place # 1868 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/1868>

REPORT DATED: 10 NOVEMBER 2014

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1315
*RICCARTON GROUNDS – 12 AND 16 KAHU ROAD,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 22/12/14

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Riccarton House Grounds have high historical significance for their association with the Deans family and the early European settlement of Canterbury. Brothers William and John Deans arrived in Canterbury in 1843, having emigrated from Scotland in 1840 and 1842 respectively. John's wife Jane ensured the continuation of the Deans successful farm in Riccarton after his death in 1854. Jane had a love of gardening and was responsible for many aspects of the grounds, which are still evident today.

The grounds are also associated with the Gebbie and Manson families who accompanied William Deans to Riccarton in 1843 and helped to erect the first farm buildings and develop the land (Beaumont, 2009). The Deans farmed sheep, cattle, horses, poultry and pigs and

cultivated wheat, oats, barley and potatoes; established a vegetable garden and fruit trees; undertook cattle grazing and later operated a stud farm. The vegetable garden was originally located behind the present Riccarton House and protected by the bush (Strongman, 1995). By the mid-1840s cherry, apple, peach and plum trees are recorded (Strongman, 1995). The garden with its demonstrated abundance and implied fertility was instrumental in the Canterbury Association's decision on where to locate Christchurch (Beaumont, 2009).

The Riccarton House Grounds have social significance as the location of fetes, garden parties, receptions, vice-regal visits, fundraising and committee meetings during the occupancy of the Deans (Beaumont, 2009). The Grounds are also associated with a number of Canterbury's pioneer nurserymen, including J F Armstrong, Thomas Abbott and David Nairn, and some of Christchurch's earliest professional gardeners, including William Hislop and Andrew Wilson (Beaumont, 2009). Members of the Deans family lived in Riccarton House until 1947, when the house and its grounds were acquired by the Riccarton Bush Trust on behalf of the people of Christchurch. Today the grounds are used for passive recreation and host a weekly farmers' market.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Riccarton House Grounds have high cultural significance for their association with the pioneering settlement and horticultural development of Canterbury by the Deans family. Their cultural significance was underlined and enhanced by the public acquisition of the former Deans Estate in 1947 and they are valued as a visitor destination and as a backdrop for creative arts projects (Beaumont, 2009). The Grounds are located within an area of the city that has cultural and spiritual significance to Māori (Pūtārikamotu) for its history of occupation and as a mahinga kai (food gathering) area for Māori prior to and during the early years of European settlement.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Riccarton House Grounds have high aesthetic significance as an example of a colonial 'homestead garden', which was commonly associated with the large residences of pastoral landholdings throughout Australasia (Beaumont, 2009). Features related to this type that occur at the Riccarton House Grounds include: a formal carriage drive through an exotic plantation designed by Jane Deans; a close association with water – in this instance the Avon River; a backdrop of vegetation for shelter – Riccarton Bush; and a differentiation of functional spaces and a plant palette which references the botanic traditions of its owners (Beaumont, 2009). Other significant elements include the unimpeded relationship between Riccarton House and the Avon River; remnant plantings from the 1850s by John and Jane Deans and from Jane's Scottish Memorial design of 1867; vegetation planted by Jane Deans on the house lawns; elements of Jane's 'Gardenesque' style landscape design in the area closest to the house, where mature exotic ornamentals are located as either solitary specimens (e.g. *Xanthocyparis nootkatensis*), or in groups of the same species and variety (e.g. *Magnolia grandiflora*) (Beaumont, 2009).

The Grounds also have aesthetic significance as an appropriately scaled and aesthetic setting for Riccarton House and Deans Cottage. Although the property dates from 1843, the landscape's character defining qualities are primarily derived from its historic tree collection, the plantation introduced by Jane Deans in the mid-1860s, the Lime tree lined driveway (1867), and the 1897 cairn commemorating the site of the first Deans Cottage (Beaumont, 2009). The grounds have undergone extensive change since 1843 and reflect changes in the use of the site from utility to amenity, as well as changing garden design styles and plant display practices.

As a comparative analysis the design development and layout of Riccarton House Grounds may be compared with those of other residential heritage properties in Canterbury including nearby Mona Vale and the Deans' Homebush Estate.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Riccarton House Grounds have technological and craftsmanship significance as they contain nationally significant planted vegetation and a significant record of planned design and cultivation (Beaumont, 2009). Tree forms provide evidence of early pruning and propagation practices and the species themselves are a living resource (Beaumont, 2009). Progeny from the Deans' fruit and forest trees and plant material from Jane Deans gardens were acquired by many colonists and this material formed the basis for many early Christchurch gardens and public landscapes. The landscape contains trees which because of their size, rarity or age are considered uncommon, nationally significant and/or locally important (Beaumont, 2009). The grounds illustrate a sequence of development from subsistence horticulture - as evidenced by the orchard species - to the exotic and ornamental amenity plantings reflecting a designed refinement appropriate for the large grounds of an early settler family.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Riccarton House Grounds have high contextual significance as the setting for the oldest surviving European building on the Canterbury Plains and the later Deans homestead, Riccarton House. The grounds are also significant as they were once part of the original Deans' Estate, and contain tangible features that evidence the Deans' activities and occupation of the site. They are closely associated with Riccarton Bush and are considered to be an inseparable component of the bush reserve (Beaumont, 2009). The grounds are highly visible from the street, particularly the mature exotic trees, and the Lime tree lined carriageway. The Grounds share a strong visual connection with remnant tree plantings from the 1867 carriage drive between Kahu and Straven Roads and the former Deans' Farm Buildings and setting on the other side of Kahu Road. The Grounds are historically, physically and visually connected with the River Avon, which once acted as an internal boundary line within the Estate and was influential in guiding the location of the original cottage and Riccarton House.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Riccarton House Grounds have archaeological significance for their potential to provide evidence of human activity, including early construction, gardening and farming techniques, which pre-dates 1900. Food gathering, temporary occupation and other activity by Māori in this area - Pūtarikamotu - are documented prior to and during the Deans settlement. No physical evidence of Māori activity has been found to remain on the site to date, but there is potential for evidence to exist which is of cultural significance to Maori.

ASSESSMENT STATEMENT

The Riccarton House Grounds are of overall high significance to Christchurch, including Banks' Peninsula for their association with the Deans family and the colonial beginnings of gardening, farming and horticulture in the region. The Grounds have high historical significance with brothers William and John Deans who arrived in Canterbury in 1843, having emigrated from Scotland in 1840 and 1842 respectively and John's wife Jane who ensured the continuation of the Deans successful farm in Riccarton after his death in 1854. Jane had a love of gardening, was particularly fond of planting trees and was responsible for many aspects of the grounds, which are still evident today. The grounds are also associated historically with important social and community events in the city. The Riccarton House Grounds have high cultural significance for the tangible evidence they provide of the pioneering settlement of Canterbury by pre-Adamite Scottish emigrants as well as the Deans family and the public esteem in which they have long been held. The Grounds are located within an area of the city that has cultural and spiritual significance to Māori (Pūtarikamotu) for its history of occupation and as a mahinga kai (food gathering) area for Māori prior to and during the early years of European settlement. The Grounds have high aesthetic significance for their design and evidence of the transition from a subsistence settler landscape to the ornamental backdrop of a wealthy settler townhouse. The Riccarton House Grounds have technological and craftsmanship significance as they contain nationally significant planted vegetation and a significant record of planned design and cultivation (Beaumont, 2009). The Grounds have high contextual significance as the setting for Dean's Cottage and Riccarton House, and for their physical relationship to the Avon River, Riccarton Bush and other features related to the former Riccarton Estate. The Riccarton House Grounds have archaeological significance for their siting at Pūtarikamotu and the post-1843 activities of the Deans family in Riccarton.

REFERENCES:

Louise Beaumont 'Conservation Report - Riccarton House' *Landscape* (March 2009)

Gordon Ogilvie *Pioneers of the Plains: The Deans of Canterbury* (Christchurch, 1996)

Jane Deans *Letters to my Grandchildren* (Christchurch, 1995)

Brian Molloy (ed.) *Riccarton Bush: Pūtarikamotu* (Christchurch, 1995)

Thelma Strongman 'The Garden at Riccarton' *Historic Places in New Zealand* (March 1995)

REPORT DATED: 10 NOVEMBER 2014

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1291
*FORMER RICCARTON FARM BUILDINGS AND SETTING – 31A
AND 39 KAHU ROAD, CHRISTCHURCH***



PHOTOGRAPH: F WYKES, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Riccarton farm buildings have high historical significance for their association with the pioneering Deans' family and their origins as utility sheds serving the Deans' Riccarton farm. They are specifically associated with John Deans II (1853-1902), who took over the running of the estate from his mother in 1874, when he turned 21. By this time the Riccarton Estate was almost wholly dependent on stock and John Deans II constructed these brick farm buildings (c.1874-83) to showcase the Deans' cattle to potential buyers and farm visitors (May, 2009). This site is highly significant, as it is the only remaining built fabric of a farming nature that connects the Riccarton House property to the original Deans farming settlement and thus to the first European agricultural activity on that site.

The Deans' first farm buildings had been constructed in timber and the construction in brick of these second generation sheds indicates the value of farm buildings to the estate as well as the need for robust construction for farm use (May, 2009). The buildings and land were

sold to Canterbury College for use by Christchurch Boys' High School in 1926. At some later date the stockyard on the north side of the farm buildings was excavated by the school to form a swimming pool for its pupils. Due to earthquake damage, the former Deans' farm building known as the Radio Shack was demolished. The remaining buildings were strengthened, repaired and restored for use by the School.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Riccarton Farm Buildings have cultural significance for their association with late 19th and early 20th century farming practices at Riccarton and as a tangible reminder of the transformation of the Riccarton Estate from farmland into a suburban residential neighbourhood and high school. The cultural significance thus encapsulates the tangible reminder of the early farming practices and an 88-year association with Christchurch Boys' High School. The buildings also have cultural significance for their location within the area known as Pūtarikamotu, an area of considerable significance to Ngāi Tahu as an early mahinga kai area. Kaimahi (workers) from Kaiapoi worked the wetlands that once existed in this area and Pūtarikamotu was often visited by Ngāi Tahu tohunga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The buildings are of architectural and aesthetic significance as vernacular Victorian structures with some architectural detailing. There is no record of an architect or builder responsible for the design of the former farm buildings. There are, however, extant detailed records of all the various workmen or businesses involved in the construction of the buildings. Construction on the principal buildings began in March 1883 and was completed by the end of year. T Russell, who acted as Clerk of Works during 1883, oversaw the construction. Principal carpenters included J Russell and F Legrove, E Beard was the principal bricklayer. The former Riccarton Estate Farm Buildings have aesthetic significance as a cluster of vernacular structures built from brick and corrugated iron.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Riccarton Farm Buildings have technological and craftsmanship significance for their ability to provide information about construction practice and materials in late 19th century Christchurch. While the farm buildings were constructed as utilitarian structures built for a specific function they were embellished with decorative brick and cast iron elements. The use of decorative devices in 19th century farm building is uncommon in New Zealand and is generally restricted to timber finials above dormers and gables and, on occasion, timber fretwork. The brickwork is finished English Bond, using bricks purchased from W Neighbours and bricks from the Deans' own brick factory in the Malvern Hills. Brick was in common use for industrial buildings in Christchurch by the 1880s and local production of bricks had

resulted in greater sophistication in brickwork. The degree of sophistication of the brickwork in the Deans farm buildings is seen for example in the decorative nailhead and dentil courses under eaves of the two-storey brick barns. The barrel-shaped corrugated iron roofing also reflects the development and expansion of prefabricated iron buildings in the mid-nineteenth century.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Riccarton Farm Buildings have high contextual significance in relation to the other listed heritage items that make up the Deans' Estate at Riccarton and, in a wider context, the farm buildings erected at the Deans' Homebush Station (est. 1851). The Former Farm Buildings are located to the north-west of Riccarton House, bounded by Kahu Road to the west and the natural curve of the Avon River to the north. They also have contextual significance in relation to the buildings and grounds of Christchurch Boys' High School, with which they have been associated since 1926.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Riccarton Farm Buildings have archaeological significance for their potential to provide evidence of human activity, including early construction and farming techniques, which pre-dates 1900. The buildings' proximity to the River Avon, within the area known as Pūtarikamotu, suggests the possibility of pre-European archaeological evidence in addition to that relating to the farming activities of the Deans family after 1843.

ASSESSMENT STATEMENT

The Former Riccarton Farm Buildings have overall significance to Christchurch, including Banks Peninsula, as a now rare example of late 19th century farm buildings situated in suburban Christchurch. The buildings have high historical significance for their association with the Deans' Riccarton property and, from 1926, use by the Christchurch Boys' High School. The buildings and their setting have cultural significance for their association with late 19th and early 20th century farming practices at Riccarton and as a tangible reminder of the transformation of the Deans' property from farmland into a suburban residential neighbourhood. The buildings also have cultural significance for their location within the area known as Pūtarikamotu, an area of considerable significance to Ngāi Tahu as an early mahinga kai area. The former Riccarton Farm Buildings have architectural significance as an example of well-built late 19th century farm buildings and have features that provide evidence of technological and craftsmanship values that have the ability to provide information about construction practice and materials in the late 19th century in Christchurch. The buildings have high contextual significance in relation to Riccarton House and its grounds, as well as the buildings and setting of Christchurch Boys' High School where they have functioned as

part of the school's built environment since 1926. The buildings and setting have archaeological significance relating to Māori and early European activity in the area.

REFERENCES:

Jenny May 'Deans' Farm Buildings Conservation Report, 2009'

Gordon Ogilvie *Pioneers of the Plains: The Deans of Canterbury* (Christchurch, 1996)

Jane Deans *Letters to my Grandchildren* (Christchurch, 1995)

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REPORT DATED: 10 NOVEMBER 2014

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 377
FORMER DWELLING AND SETTING, *FITZROY* - 24
McDOUGALL AVENUE, MERIVALE**



PHOTOGRAPH: B SMYTH, 2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Fitzroy (also known as McDougall House) has high historical and social significance for its association with prominent businessman and philanthropist Robert Ewing McDougall, representing his social and business success by the turn of the century. The house also has significance for its sixty year connection with district nursing organisation The Nurse Maude Association.

Melbourne-born Robert McDougall (1860-1942) became a junior partner in the biscuit-making firm of Aulsebrooks in 1883, and bought the business from John Aulsebrook in 1889, building it into a large and well-known company. McDougall was an enlightened employer, a

high-profile public figure and a generous benefactor to the city, donating the Robert McDougall Art Gallery to Christchurch in 1932. *Fitzroy*, named for the Melbourne suburb, was built for McDougall by architectural firm England Brothers in c1898, following his marriage to Malvina Webb the previous year. Malvina was a daughter of Harry and Augusta Webb and a niece of leading businessman John Thomas Peacock, all of whom also lived on Papanui Road. *Fitzroy* served as a family home for Mr and Mrs McDougall and their three daughters, and as a social centre for the extended family. McDougall's wife's family home, *Te Wepu* at 122 Papanui Road, and his daughter Nancy Seay's home at 62 Glandovey Road, Fendalton, both remain extant and are also listed heritage places.

The house was gifted to The Nurse Maude Association in 1949. The Association had been founded by Sibylla Maude in 1901, and pioneered community nursing in New Zealand. *Fitzroy* has been used for geriatric care, but from the mid 1990s contained the organisation's administration, under the name *McDougall House*. The building was damaged in the Canterbury earthquakes and was vacated until repairs were completed in 2015 when it resumed its administrative role.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Fitzroy has high cultural significance as an indication of the tastes and habits of a prominent Christchurch family in the early years of the twentieth century. The house was a focus for social occasions and a backdrop for display, with a ballroom, and eight acres of grounds including award-winning gardens and a tennis court with its own pavilion. The house also has high cultural significance as the base of The Nurse Maude Association, representing the culture and philosophies of this community care organisation.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

Fitzroy has high architectural and aesthetic significance as a large and elaborate American-derived Queen Anne villa by prominent Christchurch architectural firm England Brothers.

Robert England commenced practise in 1886, taking his brother Edward into partnership in 1906. Although Robert, the more innovative of the pair, died in 1908, Edward continued to practise under the style of England Brothers until 1941. The firm was particularly prominent during the first decades of the twentieth century, designing a large number of religious, commercial, public and particularly domestic buildings. Prominent domestic commissions included the large 1900 section of Riccarton House, and Holly Lea (McLean's Mansion). Given *Fitzroy's* later history, it is appropriate that the firm also designed the little Nurse Maude Association building (1919, demolished 2011) on Madras Street. At the turn of the century, England Brothers were designing many houses in the Queen Anne style. This style is distinguished by its complexity of form and free use of classical ornamentation. *Fitzroy*, dating from c1898, with its tall corbelled chimneys, wooden shingling, and turned verandah posts, is an archetypal American Queen Anne house. Indeed the design may have been derived from an American pattern book; a very similar house features as Design #233 in G.

Barber's *Modern Dwellings* (1903). The Englands also built another very similar house, *Acton*, in Gisborne in 1906 (McEwan 2001 pp 157, 289).

Fitzroy was altered in c1913, when the verandah was built out and a ballroom added, and the distinctive turret was removed in the late 1930s. The house underwent a major refurbishment in 1993-94. Substantial damage was sustained in the Canterbury Earthquakes of 2010 and 2011, however the house has been largely reinstated to its pre-quake condition.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. Key elements of the interior of the house remain in-situ and have been repaired post-quake. Of particular note is the timberwork throughout the house including the main staircase with decorative carved newel posts and balustrade, timber wall panelling and decorative timber openings and bracing. Internal leadlight doors, plaster ceiling roses and a coved decorative plaster ceiling in the former ballroom are also of note. The interior reflects the use of the building over time, and materials, design and aesthetics of the period in which it was built, and changes over time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Fitzroy has high technological and craftsmanship significance as a large and elaborately decorated timber house. The house also has significance for some interior features, including the plasterwork in its ballroom, and the main stair. The ballroom plasterwork was severely damaged in the Canterbury Earthquakes of 2010 and 2011, but was replicated as part of the repair programme.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

Fitzroy has high contextual significance on its site, within its setting, and within its broader Merivale context. The original setting of the house was large gardens that extended through to Papanui Road. With subdivision and development of the Nurse Maude Hospital campus, little evidence of this remains today. Immediately to the south and east of the house are large modern hospital buildings or sites that are intended for such buildings. The primary setting of the house therefore is the garden elements and carparks to the west and north, which preserve views of the principal elevations, including from McDougall Avenue.

Further to the west, fronting onto Papanui Road and McDougall Avenue, are other smaller, newer dwellings and Fitzroy Gardens, an aged-care facility based around the house built for Mrs McDougall after she had left the original *Fitzroy*. Sections of *Fitzroy*'s original brick fence remain along Papanui Road. Glimpses of the distant house can be had from Papanui Road. Although *Fitzroy* is not readily visible from a major thoroughfare, because it is in public use and because of its size and distinctive style, it persists as a Merivale landmark. It remains

one of a number of large houses in the Papanui Road area which established and maintain the character of Merivale as a premier address.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

Fitzroy and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including pre-1900. The house was built in c1898.

ASSESSMENT STATEMENT

Fitzroy, including the whole interior and setting, is of high overall heritage significance to the Canterbury district including Banks Peninsula. The dwelling has high historical and social significance for its association with prominent businessman and philanthropist Robert Ewing McDougall and his family, and for its sixty year connection with community nursing organisation The Nurse Maude Association. The dwelling has high cultural significance as an indication of the tastes and habits of a prominent Christchurch family in the early years of the twentieth century. The dwelling has high architectural and aesthetic significance as a large and elaborate design by leading Christchurch architectural firm England Brothers, possibly derived from a pattern-book example of a Queen Anne villa. The dwelling has high technological and craftsmanship significance as a large and elaborately decorated timber house, exhibiting the wide potential for architectural ornamentation that late-Victorian machine-milling technology offered. The dwelling has high contextual significance on its site, within its setting, and more especially as a Merivale landmark which contributes to the particular character of that suburb. *Fitzroy* and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including pre-1900.

REFERENCES:

CCC Heritage File *Fitzroy: 24 McDougall Ave*

A. McEwan (2001) *An American Dream in the England of the Pacific: American Influences on New Zealand Architecture 1840-1940* PhD thesis, University of Canterbury.

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 487**

***DWELLING AND SETTING, IRONSIDE HOUSE –
381 MONTREAL STREET/32 SALISBURY STREET,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Ironside House has historical and social significance due to its varied history and association with leading members of Christchurch's medical fraternity. The house was built in 1899 on the site of the Junction Hotel for Archibald Scott, an Insurance Manager. During the early years of the first decade Walter Fox, MB, surgeon is listed in Wises as occupant of the building. Fox had a varied medical career having been a house surgeon, medical superintendent, military registrar and consultant surgeon. In 1907 Sir Hugh Thomas Dyke Acland of the Acland family of Mt Peel Station purchased the building as a townhouse. Born in 1874, Sir Hugh Acland was a distinguished surgeon who served in a medical capacity in the South African War, and World War I and II. From 1904 to 1929 he was Honorary Surgeon at the Christchurch Public Hospital. He was knighted in 1933. Sir Hugh ran a surgery from the property now known as Ironside House for many years. From the mid-1920s Dr Arthur Charles Thomson operated a surgery from the property although he did not

purchase the building from Acland until 1944. Thomson had a large private practice which included obstetrics and anaesthetics, providing especially for Sir Hugh Acland, but devoted much of his time to those at the margins of medical practice, focusing on venereal disease, illegitimacy and crime. Thomson sold the house in 1966 to the Christchurch City Council who leased it to the Christchurch Teachers' College. The house was used for lectures and tutorials until the college moved to Ilam at which time it was converted to student accommodation. The house was named Ironside House by the college after Miss A F Ironside, a lecturer in science and women's warden of the college from 1927 until 1941. In 1982 Jan and Peter Clifford purchased the property and restored the house. They opened a cookery school on the ground floor. The present owners purchased the property in 1999.

Ironside House sustained significant damage during the earthquakes and underwent repair and reinstatement work. The building has housed popular restaurants both pre and post-earthquakes. New accessory buildings on the west side of the site include a refrigerated storage space and staff amenities.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Ironside House has cultural significance due to its association with the way of life of leading members of the medical fraternity of Christchurch, in particular the now uncommon practice of operating practices from large dwellings in the central city.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Ironside House has architectural and aesthetic significance as an Edwardian Free-style building by the prominent Edwardian Christchurch architectural practise of Clarkson and Ballantyne.

The two-storey weatherboard building has multiple gabled roof forms with a variety of jettied, half-timbered and shingled gable ends. Although the decorative treatment of the building is restrained, a first floor balcony with decorative bracketing enlivens the Salisbury Street facade. Oriel windows, board and batten detailing and a round arched window provide further articulation. The scale and style of the house reflects the status of the client for whom it was built.

Clarkson and Ballantyne was formed by cousins William Clarkson and Robert Ballantyne in 1899. During the early years of the twentieth century, the pair were popular domestic designers in Canterbury. Many of their houses were designed in the eclectic Edwardian Free-style, which mixed the English Domestic Revival with other, particularly American, forms and features.

The building has been added to and altered over the years with several distinct changes of use marking its history. From early in its history it appears to have been adapted for use as a medical surgery, then teaching rooms for the Teachers College, student accommodation and a cooking training school. Today the house operates as a restaurant. Despite these changes some interior features have remain in-situ including kauri doors, panelling and skirting

boards, as well as timber detailing on the ceilings. Some of the original fire-surrounds also remain in place. The main changes that have been made to the building include dividing the first floor into two flats, and removing a dividing wall from the dining room in order to enlarge the room.

Ironside House was damaged in the 2010/2011 Christchurch Earthquakes and underwent significant repair and reinstatement work. Two brick chimneys were removed with one being replaced by a lightweight replica. Because the foundation was damaged, Ironside House was temporarily relocated while new piles and foundations were installed. The damaged sections of the house were rebuilt and remedial work was undertaken on the interior. Original timber work including doors, door and window architraves and tongue and groove flooring has been retained. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior evidences materials, design, aesthetics and use from the period in which it was built, and changes over time in response to changes in use.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Ironside House has technological and craftsmanship significance due to its late 19th century timber construction and interior timber detailing.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Ironside House and its setting have contextual significance due to its central city location on a prominent corner site. The building is a recognised landmark at the busy intersection of Salisbury, Montreal and Victoria Streets. The building contributes to the historically mixed residential/educational character of the Montreal/Cranmer Square area. Ironside House has group significance in relation to the former Christchurch Teachers' College/Peterborough Centre, on the south boundary of the property, as it was part of the Teachers' College. Within the immediate environs of Ironside House are the scheduled Victoria Mansions and Victoria Clock Tower opposite. Ironside House is today one of the few timber buildings that have survived in this part of town. Its proximity to the street, materials, scale and design all contribute to its landmark significance. The setting consists of a rectangular section that extends along Montreal Street. The building sits at the northern end of the property addressing both Montreal Street and Salisbury Street in its corner position. The southern end of the property consists of an asphalted carpark which is accessed from Montreal Street. The perimeter of the property is planted with the northern street frontages developed in a residential garden style. Mature trees add to the streetscape qualities of this property.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Ironside House and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900. Prior to the house being built in 1899 the Junction Hotel, dating from the 1860s, was on this site. The hotel was closed in 1894 as part of the general reduction of hotels. The hotel occupied the north-east corner of the site, with the building extending right to the footpath on both Montreal Street and Salisbury Street.

ASSESSMENT STATEMENT

Ironside House, including the whole interior and its setting, has overall significance to the Christchurch District including Banks Peninsula. Ironside House has historical and social significance because of its varied history particularly in the fields of medicine and education. Ironside House has cultural significance due to its association with leading members of the medical fraternity of Christchurch in particular the now uncommon practice of operating practices from large dwellings in the central city. Ironside House has architectural significance due to its English Domestic Revival design and technological and craftsmanship significance because of its late 19th century timber construction and interior timber detailing. Ironside House and its setting have contextual significance because of its prominent central city location and its relationship to other heritage buildings in the vicinity including the former Teachers' College, Victoria Mansions and the Victoria Clock Tower. The grand domestic scale of the weatherboard building contributes to the historic mixed residential/educational character of the Montreal Street/Cranmer Square area. Ironside House and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

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Noted Surgeon Dead. Sir Hugh Acland of Christchurch. (1956, April 16) *The Press*.
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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 626
*DWELLING AND SETTING, WOODFORD – 399 PAPANUI
ROAD, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The dwelling Woodford has historical and social significance because of its association with Albert Kaye for whom it was built in 1887 and subsequent owners, including the Palmer family. Albert Kaye (1850-1920) was a prosperous grain merchant in Christchurch and one of the founding members of the Christchurch Beautifying Association, serving as vice president/ chairman from 1906 to 1919. Kaye was also chairman of the Lyttelton Harbour Board and a director of the Christchurch Meat Company in 1900. Woodford was named after the town of Woodford Green, near London, where Kaye was educated as a young man. The sale of the property from Kaye to Palmer reflects the economic volatility of the time and the hardships many faced during the long depression of the 1880s.

Kaye sold the property in 1890 to close family friends Joseph Palmer and his wife Emily Anne. Palmer had a long and successful career as Chief Officer for the Union Bank of Australia and held a number of directorships. Palmer's investments in large sheep farms around Canterbury in the 1850s -1860s 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'.

Dr Stanley Foster owned Woodford from 1929 to 1949 and after his death the property was converted into a boarding house, then a combination nursing home and rooms. The residence was later partitioned into ten let-able rooms, and then five self-contained flats. The present owners purchased the house in 1984 and have spent three decades restoring the house to a single family residence and as closely as is practicable to the 1921-1949 era floor plan.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The dwelling Woodford has cultural significance as an example of a Victorian professional couple's suburban residence. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling Woodford, built in 1887, has architectural and aesthetic significance for its Victorian style and design. Woodford, which initially sat on 1.6 hectares of land, was enlarged by the Palmers who eventually doubled 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 (no longer extant), servants' accommodation wing (demolished in 1921), and extension of the morning room to a ball room. These additions were carried out in respect of the original design.

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. It was during the 1950s that much of the timber exterior was covered with roughcast concrete. The residence was partitioned into ten let-able rooms, and then five self contained flats before being purchased by Jill and Trevor Lord in 1984. The Lord family have spent close to three decades restoring the house as closely as is practicable to the 1921-1949 era floor plan and a single family residence. Woodford continues to be a large dwelling with 27 rooms and the New Zealand Family History Society use one of the rooms as a meeting place and library. Although the architect who designed Woodford has not been confirmed, there is some speculation that the early design may have been undertaken by Frederick Strouts, with the later additions carried out by the England brothers.

The dwelling Woodford sustained considerable damage in the 2010/2011 Christchurch earthquakes. Four substantial brick chimneys that serviced twelve original fireplaces collapsed and caused damage to the roof and veranda. One of the chimneys was removed to ground level while the remaining three were stabilised, repaired and reduced to roof level. Two replica chimneys have been installed above the roofline and the original corrugated iron

roof, made in England, was replaced. The roughcast exterior cracked a number of times throughout the earthquakes and has been repaired. Internal damage occurred to much of the decorative plasterwork and woodwork - including cracked walls and fragmented cornices. Repair work was undertaken to replace cornices with a lighter material and secure the original ceiling roses with additional protective outer rings. Where heritage fabric could not be salvaged or reused, patterns were taken to replicate the original. The interior retains original fabric and features notably the timberwork including fireplace surrounds, main staircase with carved balusters and newel posts, doors, architraves and skirting etc. Original plasterwork remains in the ceiling roses and several of the fireplaces retain their original cast iron registers and grates. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior evidences the materials, design, aesthetics and use of the period in which the dwelling was built, and changes time. The veranda has been replaced with a feature entranceway which was constructed to look like the original dwelling more than a century ago.

Woodford has been recognised for its conservation efforts both before and after the earthquakes, with the most recent being a highly commended in the 2012 Canterbury Heritage Awards.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling has technological and craftsmanship significance as an example of Victorian construction, materials and architectural detailing. Although much of the craftsmanship work was impacted by the 2010/2011 Christchurch earthquakes, many of the original features still remain on both the exterior and interior of the dwelling. Over the last 30 years the house has served as a model of conservation practice for people of Christchurch particularly members of the Christchurch Vintage Homes Restorer's Group.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling Woodford and its setting has high contextual significance as one of the many stately homes built along Papanui Road during the late 19th and early 20th centuries. Other large houses in the Papanui Road area that are also listed include Strowan (1855/1890/1901), Te Koraha (1884) and Acland House (c.1893). Many of these properties have been converted for educational purposes; therefore it is significant that Woodford is a single-family dwelling.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling Woodford and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling Woodford, including the whole interior and setting, has overall heritage significance to Christchurch, including Banks Peninsula. The dwelling has historical and social significance because of its association with Albert Kaye for whom the dwelling was constructed in 1887 and subsequent owners including the Palmer family. The dwelling has cultural significance for its demonstration of the way of life of past and present residents. The dwelling has architectural and aesthetic significance for its Victorian style and design. The dwelling Woodford has technological and craftsmanship significance for its Victorian construction, materials and architectural detailing. The dwelling Woodford and its setting has high contextual significance as one of the many stately homes built along Papanui Road in the latter half of the 19th century and for its ongoing use as a family residence. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property.

REFERENCES:

Christchurch City Council Heritage files *399 Papanui Road, Woodford*
Newth, K. (2012). *The Press*. Woodford restored. <http://www.stuff.co.nz/the-press/christchurch-life/avenues/home/8240911/Woodford-restored>
Thelma Strongman 'City Beautiful the first 100 years of the Christchurch Beautifying Society' (Christchurch, 1999)

REPORT DATED: 3 MARCH, 2015

UPDATED: 16 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1371
*DWELLING AND SETTING - 51 RADLEY STREET,
CHRISTCHURCH***



PHOTOGRAPH: G. WRIGHT 18/05/15

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The dwelling at 51 Radley Street, Woolston, has historical and social significance for its connection with builder Charles Gasson and the Gasson family, and as a home which reflects the social position and aspirations of a skilled tradesman in Edwardian Christchurch.

Charles Gasson senior (1846-1905), a builder, and his wife Harriet shifted their family from Stanley Street, Sydenham, to the newly developed Normanby Street (Radley Street from 1910), Woolston, in the 1890s.¹ In 1902 their son Charles James Gasson (1879-1949), a builder and prominent rugby and cricket player, purchased a section near his parents at what would become 51 Radley Street. On 20 April 1904 Charles junior married Lilla Baylis (1883-1969). A little over a month later on 7 June 1904 he drew a first mortgage on his Woolston property. This is likely to mark the construction of a family home for the newly-weds.

¹ Gasson Street in Sydenham, formerly part of Madras Street, was named after the family in 1948.

The first house Charles built for his family was modestly-scaled (with the four rooms typical of a square villa), but unusually detailed. The high degree of finish evident in the house could be seen as an expression of Charles' pride in his skill (he is remembered as something of a perfectionist by his granddaughter) and in his new family, but undoubtedly also served as a good advertisement for his trade. Initially working for his father, Charles spent his career building houses - primarily in the Linwood area. In the mid-1900s he was working with Albert Love in the firm of Love and Gasson, building contractors. The partnership lasted until July 1909; thereafter Charles worked for himself. Three months after the dissolution of the firm, Charles and Lilla sold their Woolston house and moved their young family to Lilla's home town of Leeston. By 1914 however the family was back in Christchurch, where Charles plied his trade until his retirement in the late 1930s.

The next owners of 51 Radley Street after the Gassons were John Hunt, his wife Eleanor (1879-1941), and their family of four. The Hunts had been farmers in South Loburn in North Canterbury, but when they moved to Woolston, John became a labourer. After Eleanor's death, the property was sold to insurance assessor George Shearman. In 1956 he transferred it to labourer William Shearman, who lived there until his death in 1979. After passing through just two families in the seventy years since Charles Gasson sold it, the property then began to change hands at a faster pace. Over the next fifteen years 51 Radley Street was sold four times. The present owners purchased in 1995 and have raised their family there. The property sustained moderate damage in the Canterbury earthquake sequence of 2010-2011 but remained habitable.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

51 Radley Street has cultural significance for the capacity it has to illustrate the lifestyle of a skilled tradesman and his family in the early twentieth century. The formality of the house with its decorative parlour reflects the formality of Edwardian life. It could also be seen as a reflection of Charles Gasson's pride in his trade and his socio-economic aspirations in an era of when self-improvement was an admired value.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The villa at 51 Radley Street has architectural and aesthetic significance as an otherwise conventional small Edwardian villa with a particularly high degree of ornamentation.

In plan and size, the house is a conventional small timber Edwardian square villa. There are four similar-sized rooms opening off a central hall, and a rear kitchen lean-to. Unlike many square villas built in Christchurch however, 51 Radley Street has an unconventional appearance and a high degree of architectural ornamentation and decorative finish. The front (western) elevation has twin gables with shingled and corbelled build-outs. Under each gable is a box-bay window. Between the box-bays

is a small gabled entry porch with a timber fretwork fringe and brackets. Each of the four principal rooms has a ceiling with plaster rose and coving, and a fireplace with surround and register. The corbelled chimney tops have been removed but the chimney breasts remain intact inside the house. The hall has a plaster arch. Most original interior joinery remains extant.

What makes 51 Radley Street particularly special however is the elaborately-painted ceiling in the parlour. The plaster coving is painted in alternating bands of shades of pink and green with stencilled motifs and corner bosses. Inside this frame, the ceiling is festooned with ribbons, garlands of flowers and swags of fruit. At the centre of the composition is a large plaster rose with its detail picked out in colour. Around the wall above the picture rail is a pastoral frieze with swans and cattle.

No other surviving comparable domestic decorative scheme is currently known in the city, and exactly why it features in this comparatively modest house is unknown. Wharetiki (1909), a much larger Manchester Street villa, had a not-dissimilar painted scheme but this house was destroyed in 2011. 196 Fitzgerald (1907) is a conventional small villa with an elaborately plastered (but not painted) interior. As Charles Gasson himself was not known as an artist, it has been suggested that the ceiling at 51 Radley Street was painted by (an unknown) decorator with whom he worked.

Modest alterations have been undertaken on the lean-to kitchen-living area at the rear. The house and its ceilings sustained moderate damage in the Canterbury Earthquakes in 2010-2011, but remain extant and retain a high degree of originality. Repairs have not yet taken place.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior reflects the materials, design and aesthetics of the period, as well as the way of life of its inhabitants and changes over time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

51 Radley Street has technological and craftsmanship for its external architectural ornamentation and internal decorative finish, which are more extensive and of a higher quality than would normally be expected in an otherwise modestly scaled square villa in a working class suburb.

The stand-out feature in the house is the painted plaster ceiling in the parlour, which is a rare survivor in the city. The house was built by and for Charles Gasson junior, who evidently lavished considerable attention on his own home. Like nearby 37 Maunsell Street (a listed heritage item) - built by and for builder William Taylor in 1898 - 51 Radley Street would also have served as an advertisement of its owner's skill as a tradesman. The ceiling painter has not been identified.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture,

colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

51 Radley Street has contextual significance on its site in its suburban setting. The setting of the dwelling consists of its immediate parcel, an established standard suburban section. The house is located towards the front of the section, and is highly visible from Radley Street through a period style post and wire fence. A section of the front garden was lost to road widening in the 1990s. Radley Street consists of a mix of dwelling types from the first half of the twentieth century. To the rear of the house is a garage and sleep-out built in a sympathetic style in the mid-2000s.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

51 Radley Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site, including that which occurred prior to 1900. The section was created as part of an extensive subdivision in the late 1890s; prior to this the area was farmland.

ASSESSMENT STATEMENT

51 Radley Street, including the whole interior and setting, are of heritage significance to the Christchurch District including Banks Peninsula. The dwelling has historical, social and cultural significance for its connection with east Christchurch builder Charles Gasson, and as a home which reflects the social position, aspirations and pride of a skilled tradesman in Edwardian Christchurch. The dwelling has architectural and aesthetic significance as a conventionally planned but ornate small Edwardian square villa. The dwelling has technological and craftsmanship for its external architectural ornamentation and internal decorative finish, which are more extensive and of a higher quality than would normally be expected in an otherwise modest villa in what was predominantly a working class suburb. The dwelling has contextual significance in its setting, an established suburban section. The former dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

Pers. comm. G. Wright, A. Fox (Charles Gasson's granddaughter) 22/10/15

Certificates of Title, Deposit Plans

REPORT DATED: 16/11/15, REVISION 24/11/15 **UPDATED:** 16 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
*CHRIST’S COLLEGE – 33 ROLLESTON AVENUE,
CHRISTCHURCH***

Christ’s College is the city’s oldest school. It was founded in Lyttelton in 1851, relocated to Christchurch in 1852 and established on its present site in 1857. This Anglican secondary school for boys was modelled on the English public school system and was considered to be an integral component of the Canterbury Association’s new settlement.

Christ’s College possesses one of the most significant groups of heritage educational buildings in the city. It is associated with a number of leading city architects, in addition to overtime significant members of the teaching staff, and many hundreds of past and present staff and pupils. Post-quake, along with junior schools such as Cathedral Grammar and St Michael’s, Christ’s College is one of the most substantial and most enduring of all the education facilities that once made up the inner-city educational facilities.

The College site at 33 Rolleston Avenue contains twelve scheduled buildings and the College’s principal open space, the Main Quadrangle, which all contribute significantly to the heritage values of the site.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 482
*CHRIST’S COLLEGE FORMER BIG SCHOOL AND SETTING, 33
ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Christ's College's Big School has high historical and social significance as the oldest building on the College site. Big School, so named because it once housed all of the teaching rooms at the College, was built in 1863. Earlier buildings on the site were constructed from timber and are no longer extant. JE Fitzgerald (1818-96), a leading Canterbury settler, one-time editor of the *Christchurch Press*, and an amateur architect, designed Big School in 1850 while still in England. It was funded by the Provincial Council and constructed by builder James Johnston. By the late 19th century classes were largely held in other College buildings and Big School was used variously as an assembly hall, gymnasium and theatre until it was converted for use as the school library in 1958. A substantial west wing addition undertaken in 1989-90 doubled the footprint of the building but maintained the integrity of the eastern/quadrangle elevation.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Big School is of high cultural significance having been part of the College complex since 1863, a testament to the value the colonists placed on community culture through education and the cultural value the school places on the durability of its built fabric and school heritage. The Heritage New Zealand list entry for the building states that 'Big School may be the oldest educational building in New Zealand still in use for educational purposes' (Historic place item # 48). The panelling installed around the west side of the building in 1910 was a memorial to the South African [Boer] War. During World War I the flagpole atop the building was raised following the chapel service during which the names of Old Boys who had been killed were read out.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Big School has high architectural significance, as it is an early colonial building designed in the Gothic Revival style that was to become synonymous with the 19th century architectural heritage of Christchurch. Although an amateur architect, J E Fitzgerald took a keen interest in the architectural development of Christchurch. Even before he had set foot in New Zealand Fitzgerald envisaged his design would express the value of strength of character to the school's pupils. Fitzgerald was Canterbury's first Superintendent and he is commemorated by a statue on Rolleston Avenue near the intersection with Cashel Street. Groups of lancet windows, buttresses, a pointed arch entrance door and steeply pitched gabled roof convey the Gothic Revival style that was particularly favoured in the Church of England settlement. The gable ends feature large composite windows set within timber frames and all the windows are filled with diamond-pane leaded glass. The multi-coloured slate roof may date from c1896, the year in which two fireplaces [since removed] were installed in the building. Leading Canterbury architects have undertaken alteration to the building over time to adapt for uses as the school changed and grew. Heathcote Helmore undertook the library conversion in 1958 and Warren and Mahoney installed the mezzanine installed, 1970 and double height addition to west, 1989-90. The latter's west extension echoed the gabled roof forms and fenestration of Condell's House (now known as Selwyn House) to the south of Big School. The original Big School was constructed by James Johnston, an early carpenter/builder who provided the venue for the first Presbyterian service conducted in the city in 1853 and built the first stage of Riccarton House (1856).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The building has technological and craftsmanship significance for what it may reveal of nineteenth century material, fixtures, fittings and construction methodologies. Technological and craftsmanship significance of the building lies in the quality of its masonry construction,

which has weathered more than 150 years. Inside the building, the panelling dates from 1900/1910, from which time it established a precedent for the internal treatment of later additions and alterations. The building also has technological and craftsmanship significance that can be attributed to the later additions to the building and for what that may reveal of late twentieth century material, fixtures, fittings and construction methodologies.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Big School has high contextual significance as a defining component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. Big School presents its eastern elevation to the Quadrangle and the monumentality of its steeply pitched gabled roof heightens its visibility within the Christ's College grounds.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the city's educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Big School is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

Big School and its setting are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded early educational architectural precincts in New Zealand. The building has high historical and social significance as the oldest building on the site; high cultural significance for its place within the school's history and identity, and high architectural significance for its design and association with J E Fitzgerald and association with one of the city's early colonial builders. The building has technological and craftsmanship significance for what it may reveal of nineteenth century material, fixtures, fittings and construction methodologies. It has high contextual significance arises from its place and prominence in the College grounds, as a

defining element of the Main Quadrangle, and as part of a recognised educational and architectural precinct. Big School is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

Historic place # 48 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/48>

College, Christ's College 125 Years. Bascands Ltd.

REPORT DATED: 3 NOVEMBER 2014

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 475
*CHRIST’S COLLEGE MAIN QUADRANGLE AND SETTING – 33
ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Main Quadrangle has historic and social significance as the premier open space of the College, around which are arranged buildings dating from 1863. Christ's College has occupied its present site since 1857, with the earliest buildings being constructed of wood and the first masonry structure (Big School) dating to 1863. The quadrangle was defined and redefined by teaching and accommodation buildings as the school grew.

Historic photographs show the quadrangle in use for a variety of activities such as a snowball fight arena, a parade ground for the school's cadets and the setting for staff and student photographs. After the 2010/11 Canterbury earthquakes the quadrangle was filled with prefabricated classrooms while repairs could be carried out to the College's damaged buildings.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Main Quadrangle has cultural significance in the contribution it makes to the school's English collegiate atmosphere, which is also embodied in the organisation of the school into houses, the College uniform, and the Collegiate Gothic style of the buildings. It also has high cultural significance as an integral central form that has been highly regarded by the school over generations and defines the layout of the site.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Main Quadrangle has high aesthetic significance as the chief landscape feature of the College and the focal point around which the College's principal buildings are arranged. It serves as a formal unifying element at the centre of a precinct of buildings that date from 1863. The immaculate presentation of the Quadrangle's lawn, on which it is not (generally) permitted to walk, enhances the high quality aesthetic experience the College presents to masters, pupils and visitors to the school, as well as those passing by the school gates.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

There is some craftsmanship value of the Main Quadrangle lies in the simplicity of its materials, asphalt, concrete and grass, which are well maintained.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Main Quadrangle has high contextual significance as the centrepiece of the Christ's College site. The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Main Quadrangle is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The Main Quadrangle and its setting are of overall significance to Christchurch, including Banks Peninsula as a defining feature of one of the most well-known and highly regarded early educational architectural precincts in the country. The Main Quadrangle has historic and social significance as the premier open space of the College, around which are arranged buildings dating from 1863. The Main Quadrangle has high historical and aesthetic significance as the central element of the College site and a formal open space that communicates the values of the college and its commitment to a high quality built environment. The Main Quadrangle has cultural significance in the contribution it makes to the school's English collegiate atmosphere, which is also embodied in the organisation of the school into houses. The Main Quadrangle has high aesthetic significance as the chief landscape feature of the College and the focal point around which the College's principal buildings are arranged. It has high contextual significance as the centrepiece of the Christ's College site and is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)
ATL Collection of images: (ATL Collection, PAColl-0713-05), (ATL Collection, 1/20049641-F), (ATL Collection, 1/1-007133-G).

REPORT DATED: 3 NOVEMBER 2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 477
*CHRIST’S COLLEGE CHAPEL AND SETTING – 33 ROLLESTON
AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The College Chapel has high social and historical as it embodies the school's Church of England (Anglican) principles and as the second oldest masonry building at the College. The Chapel was initially built to a design by Robert Speechley (1840-84) and opened on 23 October 1867, a few weeks before the first Headmaster's House, schoolroom and dormitory were destroyed by fire on the 5th of November 1867. As the school roll increased so did the need for greater space in the chapel and additions were made in 1884 and 1957. The 1955-57 extensions included a World War II Memorial Porch, which had been the subject of considerable debate amongst the Old Boys' Association and the School Board since the late 1940s. The chapel received only minor damage in the 2010-2011 earthquakes and was used post-quake as a temporary home for worship by the Christ Church Cathedral community's evensong and Sunday services as well as weddings, baptisms and funerals until the Transitional Cathedral was opened in Latimer Square.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The College Chapel is of high cultural and spiritual significance embodying both the school's Church of England (Anglican) principles and its adherence to the English public school model, which was transplanted to Canterbury by the founders of the province. In addition to serving the school community, the Chapel is also accessed by the wider community during events such as weddings and funerals of Old Boys. The commemorative plaques within the Chapel and the World War II memorial porch are of considerable cultural and spiritual significance.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Chapel has high architectural significance, as it is an early colonial building designed in the Gothic Revival style that was to become synonymous with the 19th century architectural heritage of Christchurch. Its architect, Robert Speechly, had come to Christchurch from England on a five-year contract to supervise the construction of the Anglican Cathedral. The chapel was enlarged by Benjamin Mountfort in 1883-84, had an organ chamber added to it by Mountfort in 1888, and was enlarged again by Paul Pascoe in 1955-57. Both Mountfort and Pascoe are leading figures in the architectural history of Canterbury, the former known as one of New Zealand's premier Gothic Revivalists, while the latter made a significant contribution to the development of New Zealand modernism. Pascoe's addition more than doubled the size of the chapel but largely maintained the integrity of its northern elevation fronting on to the Main Quadrangle. Inside the chapel Pascoe moved the pews from inward-facing in the collegiate manner to forward-facing and lightened the interior with the use of Oamaru stone. The lead ceiling bosses were installed at the instigation of Bishop Warren.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Chapel has high technological and craftsmanship significance for what it may reveal of 19th and 20th century materials, fixtures and fittings and the construction and design methodologies employed. It has craftsmanship significance for the quality of its masonry construction including the internal decorative elements and the presence of a number of notable and also commemorative stained glass windows, including the Harper window above the altar, which dates from December 1895.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;

recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The College Chapel has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The Chapel presents its northern elevation to the Quadrangle and its obvious ecclesiastical purpose gives the building an individual and defining appearance within the Quadrangle.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Chapel is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

Christ's College Chapel and its setting are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded architectural precincts in the country. The building has high historical significance, for its early date as an integral element of the functioning of Church of England (Anglican) school and for its history of extension as the school role grew. The College Chapel is of high cultural and spiritual significance embodying both the school's Anglican principles, on which the school was founded, and its adherence to the English public school model and for its religious and commemorative and memorial functions. The Chapel has high architectural significance for its association with three well-known architects who made notable contributions to the architectural history of the province. The Chapel has high technological and craftsmanship significance for what it may reveal of 19th and 20th century materials, fixtures and fittings and the construction and design methodologies employed and craftsmanship significance for its masonry construction, decorative detail and stained glass fenestration. The high contextual significance of the Chapel arises from its defining contribution to the College precinct. The Chapel is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

Historic place item # 3277 – Heritage New Zealand List
<http://www.heritage.org.nz/the-list/details/3277>

REPORT DATED: 4 NOVEMBER 2014

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 478
*CHRIST’S COLLEGE FORMER CONDELL’S HOUSE AND
SETTING - 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Christ's College's Condell's House has high historical and social significance as the oldest timber building on the College site. Its association with Thomas de Renzy Condell (1848-1923), who was the first Old Boy of the school to join its staff, is particularly notable. For most of its history the building was named after Condell who was born in County Cork, Ireland and came to New Zealand as a child. He began his schooling at Christ's College at the age of 12 and enjoyed both academic and sporting success, winning scholarships and captaining the 1865-6 Cricket XI. In 1867 he was offered a post at the school as assistant master and later became the first housemaster of the building that once bore his name. In May 1879 Condell and 20 boys moved into the house, which was to become known for its cricketing success in the late 1880s. When the house closed in 1893 in response to the global depression of the

early 1890s, Condell left the school and entered the commercial world. He remained a keen supporter of the school and its Old Boys' Association. Between 1893 and 1918 the house was used as a master's residence, a role it also played in the period 1932-40 when depression once again reduced the school roll. Tommy Tothill was resident master from 1937 until he retired in 1954. In 1960 the building became a dayboy house for both Condell and Corfe Houses, overseen by two housemasters. In 2001 Corfe and Condell relocated to Gloucester Street and the building was renamed Selwyn. The building's other key contribution to the life of the school is that it houses the school bell in a tower atop one of the gables. The College porter rang the bell by hand until it was automated in 1976.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The cultural significance of the former Condell's House lies in its embodiment of the system of school houses that is an important aspect of the English public school model upon which Christ's College was based. Preservation efforts by the school community ensured the 1878-79 section was retained when the building was remodelled in 2001-2002.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former Condell's House has high architectural significance as the earliest extant example of the Collegiate Gothic style that is synonymous with Christ's College. As the only timber building overlooking the College's Main Quadrangle, Selwyn House conveys through its materials and appearance a mid-Victorian educational aesthetic. The Collegiate Gothic style is signalled by the pointed arch openings of the large first floor windows, the scale of which gives the building an institutional appearance. The building also has significance as the work of architect Thomas Cane (1830-1905), who arrived in Christchurch in 1874 and, in the following year, succeeded Benjamin Mountfort as Canterbury Provincial Architect. In 1876, with the abolition of the provincial government system, Cane was appointed Architect to the Canterbury Education Board, in which role he was also responsible for the design of Christchurch Girls' High School at the Arts Centre site (1876). Cane is also well-known as the designer of the Timeball Station in Lyttelton (1876, demolished). The builder was James Gross. Significant alterations to the building in 2001-2002 involved the demolition of the 1918 wings to the south and west, which were replaced by a four-storey block designed by Wilkie and Bruce. Some original 1878-79 spaces remain, especially on the ground floor.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The building technological and craftsmanship significance for what it may reveal of 19th century timber construction, materials, fixtures and fittings and the design methodologies employed at the time. It has craftsmanship significance for its internal timber detail and the

manner in which successive alterations and additions have been executed in sympathy with the original building.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Condell's House has high contextual significance as a defining component within the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's main quadrangle. The building presents its eastern elevation to the quadrangle and although it is not a large building its timber construction and dominant gable form gives it a degree of visibility and individuality within the group.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the city's educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Condell's House is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The former Condell's House and its setting are of overall high significance to Christchurch, including Banks Peninsula as the only survivor of the College's early timber structures and is a significant element within one of the most well-known and highly regarded architectural precincts in the country. The building has high historical significance for its association with Thomas de Renzy Condell who was the first Old Boy of the school to join its staff, and its association overtime with a considerable number of notable former pupils. It has cultural significance for its use as a boarding hostel and school house and its embodiment of the system of school houses that is an important aspect of the English public school model upon which Christ's College was based. The former Condell's House has high architectural significance for its Collegiate Gothic design and association with colonial architect Thomas Cane. The building technological and craftsmanship significance for what it may reveal of 19th century timber construction, materials, fixtures and fittings and the design methodologies employed at the time. It has high contextual significance given its contribution to the College

precinct. The former Condell's House is of archaeological significance as one of the oldest structures on the site which has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

Historic place item # 4913 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/4913>

CJ Blaikie, *Towards 100, Condell's House 1879-1979*, 1979.

REPORT DATED: 4 NOVEMBER 2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 615
*CHRIST’S COLLEGE FORMER NEW CLASSROOMS AND
SETTING – 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The 'New Classrooms', which were taken over by Harper and Julius Houses in 1931, have historical and social significance as part of the evolving complex of Christ's College. Designed in 1885 and opened in the following year, the classroom block met the need for more teaching space at a time when the college roll was increasing rapidly. The New Classrooms were '...the most substantial building the college had yet erected....' (Lochhead, p. 260). Harper and Julius, formerly known as South Town and North Town, are dayboy houses. In 1962 the last two classrooms were taken over by other house facilities but it was not until 1981 that the two houses were physically separated in the building, with their own entrances and stairs. The building was strengthened and repaired following the Canterbury

earthquakes and in October 2014 Christ's College was awarded the Supreme Award for the restoration of the Harper and Julius Houses at the Canterbury Heritage Awards.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The cultural significance of the former New Classrooms lies in its use as teaching space for the College and after 1931 for its embodiment of the culture of school houses which are an important aspect of the English public school model upon which Christ's College was based.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former New Classrooms has high architectural significance as an example of the evolution of the College's signature Collegiate Gothic style. Noted Canterbury architect Benjamin Mountfort had earlier designed the Sub-Warden's House and Somes Building (1857, 1858), the Second Master's House (1860), the Chaplain's House (1877), and the Chapel additions of 1883-4. Apart from the Chapel additions, the former New Classrooms is the only example of Mountfort's work for the College to survive. The decision to build the New Classrooms in stone and brick was approved by the College Board in October 1884 but it was another year before a design was submitted by the architect and tenders called for. The foundation stone was laid on 17 December 1885, Mr Barrett having been the successful tenderer. Those parts of the building visible from the Quadrangle were faced in stone but the rest of the walls were brick, giving the building a decidedly domestic appearance when the south wall is viewed from Rolleston Avenue. Overlooking the Quadrangle, the north wall features a cloister sheltered by a lean-to roof carried on muscular posts and a number of large windows, some having gabled dormer roofs and all capped by a Gothic arch. Tall chimneys enhance the picturesque appearance of the main elevation and the school crest reinforces the symmetry of the cross gable at the west end. Warren and Mahoney refurbished the building in 1981, adding a mezzanine and filling the chimneys with concrete as part of the then earthquake-strengthening programme. The building has undergone a repair, restoration and structural upgrade post the 2010-2011 earthquakes.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The building technological and craftsmanship significance for what it may reveal of 19th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. It has craftsmanship significance in the quality of its masonry construction, especially in regard to the north elevation window panels.

The textures of random rubble and ashlar stone, brick and slate enhance the picturesque quality of the Gothic Revival architectural features of the building.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former New Classrooms has high contextual significance as a key component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The building presents its northern elevation to the Quadrangle and it has a direct architectural relationship with the 1909 School House.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former "New Classrooms" building is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

Mountfort's New Classrooms and its setting are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded educational architectural precincts in the country. The 'New Classrooms', which were taken over by Harper and Julius Houses in 1931, have historical and social significance as part of the evolving complex of Christ's College. Designed in 1885 and opened in the following year, the classroom block met the need for more teaching space. The cultural significance of the former New Classrooms lies in its use as teaching space for the College and after 1931 for its embodiment of the culture of school houses which are an important aspect of the English public school model upon which Christ's College was based. The building has high architectural significance due to its design and association with leading New Zealand architect Benjamin Mountfort. The building technological and craftsmanship significance for what it may reveal of 19th century masonry construction, materials, fixtures

and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The former New Classrooms has high contextual significance as a key component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The former "New Classrooms" building is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

IJ Lochhead, *A dream of Spires: Benjamin Mountfort and the Gothic Revival* (Christchurch, 1999)

Resource Consent Application RMA92018905, dated 20 February 2012

REPORT DATED: 4 NOVEMBER 2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 481
*CHRIST’S COLLEGE SCHOOL HOUSE AND SETTING – 33
ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

School House has historical and social significance as part of the evolving complex of Christ's College. At the urging of Headmaster Rev. C H Moreland (1904-12) the Old Boys' Association subscribed almost £8,000 towards the cost of the new building. Governor-General Lord Plunket laid the foundation stone in February 1908 and the house was opened by July of the following year. D Scott and Son were the builders. In 1936 the Tripp Observatory was added to the building in honour of Charles Howard Tripp, who had gifted a telescope to the school in 1919. Until 1953 the College's Headmaster was also the Housemaster of School House. A centenary dinner was held in honour of School House in May 2009. The building was damaged in the 2010/2011 Canterbury earthquakes and has since been strengthened and repaired.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The cultural significance of School House lies in its embodiment of the system of school houses that is an important aspect of the English public school model upon which Christ's College was based. As a boarding house it is held in particular esteem by past and present School House boarders.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

School House has high architectural significance as an example of the evolution of the College's Collegiate Gothic accepted 19th century style. In the design of School House, architect Cyril Mountfort followed the model established by his father, Benjamin Mountfort's design for the New Classrooms of 1885-6. The noted firm of Collins and Harman are identified as the co-designers of School House. C J Mountfort continued his father's practice and was also responsible for St Luke's Anglican Church in Kilmore Street (demolished post-quake). Like J J Collins and R D Harman, C J Mountfort was an Old Boy of Christ's College. School House is a three-storeyed Gothic Revival building with broad H-shaped footprint, School House has gabled roof forms, numerous groups of windows crowned by squashed Gothic arches and a ground floor cloister echoing that of the former New Classrooms. Those parts of the building visible from the Quadrangle were faced in stone but the rest of the walls were brick, just like the former New Classrooms. In the early 1980s School House was strengthened to resist earthquakes and refurbishment in 2002 included the construction of a concrete block addition at the area of the building.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

School House has technological and craftsmanship significance for what it may reveal of 19th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. It has craftsmanship significance for the quality of its masonry construction, especially in regard to the east elevation. The textures of random rubble Halswell stone and ashlar limestone dressings, brick and slate enhance the picturesque quality of the Gothic Revival architectural features of the building.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;

recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

School House has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. School House presents its eastern elevation to the Quadrangle and has a direct relationship with the former New Classrooms, which has influenced its design

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

School House is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

School House and its setting are of high overall significance to Christchurch, including Banks Peninsula as a key building that stands within one of the most well-known and highly regarded early educational architectural precincts in the country. It has historical significance for its age and association with a succession of the college's headmasters, who also served as master of School House. The building has cultural significance for its embodiment of the English public school model on which the college was based. It has high architectural significance for its association with two leading firms of the second generation of Canterbury architects. It also has architectural and aesthetic significance for the quality of its masonry construction and architectural detailing, School House has technological and craftsmanship significance for what it may reveal of 19th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. School House has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. It is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

College History, available at <http://www.christscollege.com/>

Resource Consent Application RMA92018418, dated 20 July 2011.

REPORT DATED: 4 NOVEMBER 2014

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 476**

***CHRIST’S COLLEGE FORMER HARE MEMORIAL LIBRARY
AND CLASSROOMS AND SETTING – 33 ROLLESTON AVENUE,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Hare Memorial Library and Classrooms have high historical and social significance as a part of the evolving complex of Christ's College. The first stage of the building was erected as a memorial to Canon Francis Augustus Hare, who was the College Chaplain for 35 years until his death in 1912. Hare was Headmaster of the College in the period 1889-93 and was Acting Headmaster when he died. He also founded the *Christ's College Sports Register* in 1884 and was well known as a cricket coach. The Old Boys' Association responded to Hare's death by establishing a memorial fund in his name and had raised over £2000 by July 1913.

Construction began in mid-1915 and the noted local carver Frederick Gurnsey worked with architect Cecil Wood on the building. Although the Old Boys evidently favoured a ground floor library, Wood located the prefects' room and masters' common room here and installed the library above it. In the library a Latin inscription over the fireplace is dedicated to Hare. Two classrooms behind the library, one upstairs, one downstairs, were added by Wood to his original design and completed in 1916. Five years later another two classrooms and a science wing in the same style had been added by Wood. In 1958, having become too small to serve as the College Library, the library became the Music Room and then later a History Room. The four 1916/1921 classrooms were gradually taken over by the Maths Department. The 1921 science classrooms and laboratories became the home of the English Department in 1977 when the Tothill Science Block was completed. The building was damaged in the 2010/2011 Canterbury earthquakes and has since been strengthened and repaired.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Hare Memorial Library has high cultural and spiritual significance as a memorial to Canon Francis Augustus Hare, who was the College Chaplain for 35 years until his death in 1912. The 1916/1921 classrooms and labs have cultural significance for the role and contribution they have made to the College's culture with regard to educational programme and facilities of the College over time.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Hare Memorial Library and Classrooms has high architectural significance as the work of noted Canterbury architect Cecil Wood (1878-1947) and as an example of his early use of the Edwardian Free Style. Wood's design is in sympathy with the predominant Collegiate Gothic style of the other pre-1915 buildings around the Quadrangle but the principal elevation stands out due to its picturesque asymmetry and Tudor oriel window. The combination of grey Halswell stone, white Oamaru limestone and red Redcliffs stone enlivens the façade, which overlooks the western perimeter of the Main Quadrangle. The two-storey building was the first Wood design to be built at the College, of which the largest and best known is the 1925 Dining Hall. Classroom extensions in 1916 and 1921 resulted in a long rectangular footprint, and at one time it was thought the west end would form the southern boundary of a second quadrangle. Following the precedent of the New Classrooms and School House, Wood's Memorial Library and teaching block was clad in stone where the walls could be seen from the Main Quadrangle and brick with stone facings elsewhere. The link between the Memorial Library wing and School House features a Tudor arch and a clock. Inside the former library space timber panelling, half-timbering and exposed trusses carried on corbels carved as stone angels are further evidence of Wood and Gurnsey's commitment to the Arts and Crafts philosophy. This approach to interior detailing is also found on the ground floor which features timber panelling and in the two ground floor offices timber panel fire place surrounds with decorative brick facings. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior reflects the materials, design and aesthetics of

the period in which it was constructed, and also the educational use and changes to this over time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Hare Memorial Library and Classrooms has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. It has high craftsmanship significance for the quality of its masonry and timber construction and decorative elements, in particular the ornamental carving of Frederick Gurnsey.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Hare Memorial Library and Classroom block has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The former Memorial Library presents its eastern elevation to the Quadrangle where its architectural style and central location make it one of the College's landmark buildings.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Hare Memorial Library and Classroom block is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The former Hare Memorial Library and Classrooms, including the whole interior and setting, are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded early educational architectural precincts in the country. The building has high historical significance for its place in the college's building programme and its association with Canon F A Hare and the Old Boys' Association response to Hare's death by establishing a memorial fund in his name. It has high cultural and spiritual significance as a memorial to Canon Francis Augustus Hare, who was the College Chaplain for 35 years until his death in 1912. The 1916/1921 classrooms and labs have cultural significance for the role and contribution they have made to the College's culture with regard to educational programme and facilities of the College over time. The building has high architectural significance for both its styling and association with noted architect Cecil Wood and as an example of his early use of the Edwardian Free Style. The Hare Memorial Library and Classrooms has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The high craftsmanship significance of the building derives from the quality of its construction, particularly the decorative work of leading Canterbury carver Frederick Gurnsey. The building also has high contextual significance for its distinctive contribution to the architectural quality of the Main Quadrangle. The former Hare Memorial Library and Classroom block is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

Historic place # 3278 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/3278>

A Crighton and M Stocker, 'Gurnsey, Frederick George' and RM Helms, 'Wood, Cecil Walter', *The Dictionary of New Zealand Biography*, available at www.TeAra.govt.nz

G Ryan, *The making of New Zealand cricket, 1832-1914*, 2003.

Resource Consent Application RMA92019066, 2012.

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 479
*CHRIST’S COLLEGE MEMORIAL DINING HALL AND SETTING
– 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Christ's College Memorial Dining Hall has high historical and social significance as a memorial to those Old Boys who died during World War One and as a part of the evolution of the Christ's College site. In 1917 the Board resolved to establish a shared dining room to relieve each House from having to cater for the increasing number of boarders attending the school. The temporary dining hall created was evidently the subject of a letter to the Board, signed by 134 boarders in December 1919, complaining of the poor quality food being served. At the same time, the Old Boys' Association was desirous of erecting a memorial to the Old Boys who had died serving in World War One. By the time the new Dining Hall was opened the Old Boys' Association had subscribed £23,000 out of the total cost of £27,500 for the hall.

Initially the proposed site for the hall was on the north side of the Quadrangle but the Old Boys agreed to the Rolleston Avenue site and Cecil Wood was chosen to be the architect. The foundation stone was laid on 30 November 1922 by the Governor General, Lord Jellicoe. The Hall was opened on its completion in 1925 by Archbishop Julius. The Barker Memorial Fireplace of 1873 to Dr A C Barker, was rescued from the College offices and library [when they were demolished to make way for the Hall and later installed in the Tutors' Dining Room. The building was strengthened in 1987-8, at the same time as the Administration Building was built against its north wall to a design by the firm of Warren and Mahoney. The building was damaged in the 2010/2011 Canterbury earthquakes and has been further strengthened and repaired.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The high cultural and spiritual significance of the Dining Hall lies in its memorial function and the contribution it makes to the communal life of the school. Functional memorials were less common in New Zealand after World War I than ornamental features. In contrast to Christ's College Dining Hall, for example, Christchurch Boys' High School erected a memorial shrine in 1926 to former pupils who died during World War I.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Memorial Dining Hall has high architectural significance as the work of noted Canterbury architect Cecil Wood and as an accomplished example of the Collegiate Gothic style. Wood had earlier designed the Hare Memorial Library (1915-16) in the Edwardian Free Style but the Dining Hall is a more formal building with a strong emphasis on the verticality of its Gothic Revival influenced design. Wood was familiar with the Collegiate Gothic style in both its British and American contexts. The Hall has a rectangular footprint and features a crenelated parapet with finials on the Main Quadrangle (western) elevation, leaded glass windows with Perpendicular Gothic tracery, buttresses and two double height bay windows. Internally the dining hall is modelled on traditional public school dining halls with its heavily panelled timber walls, portraits, timber floor, roof trusses and decorative detail. Wood also designed the tower linking the Dining Hall to Mountfort's New Classrooms. In 1987-88 the addition of an Administration Building to the north wall of the Dining Hall was made to designs by the firm of Warren and Mahoney that follow Wood's original Dining Hall aesthetic.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Memorial Dining Room has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship

significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The high craftsmanship significance of the building lies in the quality of its masonry and timber construction, particularly in regard to the ornamental carving of Frederick Gurnsey. Wood used Halswell, Oamaru and Redcliffs stone, as he had done in the Hare Memorial Library, and the constructional polychromy of the exterior creates an aesthetic link between the two buildings across the Quadrangle. The panelling and hammer-beam roof are notable features of the interior, which was outfitted with furniture also designed by the architect.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Memorial Dining Hall has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The Hall presents its western elevation to the Quadrangle where its architectural style and central location make it one of the College's landmark buildings. As the building stands on the Rolleston Avenue boundary it also makes an important contribution to the inner-city streetscape.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre (former University of Canterbury), which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Memorial Dining Hall is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857. The Synod Hall, College Library and Office (1873) stood upon this site until they were demolished to make way for the Dining Hall.

ASSESSMENT STATEMENT

The Christ's College Memorial Dining Hall and its setting are of overall high significance to Christchurch, including Banks Peninsula as a defining element within one of the most well-known and highly regarded early educational architectural precincts in the country. The Memorial Dining Hall has high historical significance for its place within the college's growth

and development and as a Memorial to those Old Boys killed in WWI. In 1917 the Board resolved to establish a shared dining room to relieve each House from having to cater for the increasing number of boarders attending the school. Following complaints about the established temporary dining Hall the current Memorial dining Hall was built and opened in 1925. It has high cultural and spiritual significance due to its memorial purpose to those Old Boys who fell in WWI. It is also tangible evidence of the culture of the Old Boys Association in raising or donating funds for College buildings. The high architectural significance of the Dining Hall is due to the Collegiate Gothic aesthetic employed in its design and association with noted architect Cecil Wood and later administration additions by Warren and Mahoney. The Memorial Dining Room has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The Dining Hall has high craftsmanship significance in regard to its construction and architectural detailing and association with carver Frederick Gurnsey. The building has high contextual significance for its location on the western periphery of the Main Quadrangle and therefore as an interface between the College grounds and public thoroughfare of Rolleston Avenue. The Memorial Dining Hall is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

Historic place # 3276 – Heritage New Zealand List

A Crighton and M Stocker, 'Gurnsey, Frederick George' and RM Helms, 'Wood, Cecil Walter', *The Dictionary of New Zealand Biography*, available at www.TeAra.govt.nz

Resource Consent Application RMA92018905, dated 20 February 2012

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 617
*CHRIST’S COLLEGE DINING HALL TOWER AND HOSPITAL
AND SETTING – 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Christ's College Dining Hall Tower and Hospital has historical and social significance as an example of the College's provision for the physical needs of its pupils, and as a part of the evolution of the development of the Christ's College site. When the decision was made to locate the College's new Dining Hall on the Rolleston Avenue site, the 1873 Synod Hall, Library and Office was demolished and it became necessary to link in some way the Hall to the New Classrooms (later Harper-Julius Houses). Following the 1918 flu epidemic the College was also in need of more suitable hospital accommodation. Like the Dining Hall, the 1925 tower and hospital block was designed by Cecil Wood. It contained service rooms for the Dining Hall, kitchens, sculleries and the like, along with domestic staff accommodation, sick rooms and a flat for the Nursing Sister. The building was damaged in the 2010/2011 Canterbury earthquakes and was subsequently strengthened and repaired.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The cultural significance of the Dining Hall Tower and Hospital lies in the contribution it makes to the well-being of the College's pupils, particularly to fostering the culture of the communal and community nature of the life of the College as well as addressing the needs of those pupils who boarded at the school.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Dining Hall Tower and Hospital has high architectural significance as the work of noted Canterbury architect Cecil Wood who was responsible for a number of other buildings within the College complex. It is also significant for the way in which it 'marries' Wood's Dining Hall with the earlier New Classrooms built to the design of Benjamin Mountfort in 1885-6. Wood had earlier designed the Hare Memorial Library [1915-16] in the Edwardian Free Style and the Dining Hall Tower block follows this aesthetic. The Tower block added one bay to Mountfort's teaching block and repeats the crenelated parapet of the Dining Hall, thereby referencing both buildings in order to bring them together. It has been finished with random rubble stonework which complements other buildings around the Main Quadrangle. The external detail and decorative elements include gargoyles by the carver, Frederick Gurnsey and a small oriel window.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Dining Hall Tower and Hospital has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The craftsmanship significance of the building lies in the quality of its masonry construction and architectural detailing. The random rubble stonework enhances the family resemblance of the tower block to the other buildings around the Main Quadrangle, while the detailing of the gargoyles and small oriel window illustrate the skilled craftsmanship of the architect, the builder and the carver, Frederick Gurnsey.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;

recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Dining Hall Tower and Hospital and its setting have high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The Tower block presents its north-western elevations to the Quadrangle, where its height and architectural style complement the Dining Hall but do not seek to overwhelm Mountfort's New Classrooms. As the building addresses Rolleston Avenue it also makes a contribution to that part of the inner-city streetscape.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Dining Hall Tower block is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857. The Synod Hall, College Library and Office (1873) stood upon this site until they were demolished in 1921 to make way for the Dining Hall.

ASSESSMENT STATEMENT

The Christ's College Dining Hall Tower and Hospital its setting are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded early educational architectural precincts in the country. The Christ's College Dining Hall Tower and Hospital has historical and social significance as an example of the College's provision for the physical needs of its pupils, and as a part of the evolution of the development of the Christ's College site. The cultural significance of the Dining Hall Tower and Hospital lies in the contribution it makes to the well-being of the College's pupils, particularly to fostering the culture of the communal and community nature of the life of the College. The high architectural significance of the building is due to its association with Cecil Wood and the way in which its design successfully marries the Dining Hall and Mountfort's Victorian Gothic Revival New Classrooms. The Dining Hall Tower and Hospital has high technological and craftsmanship significance for what it may reveal of 20^h century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The Tower block has high contextual significance for its contribution to the south-east perimeter of the Main Quadrangle and also

the streetscape of Rolleston Avenue. The Dining Hall Tower block is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

A Crighton and M Stocker, 'Gurnsey, Frederick George' and RM Helms, 'Wood, Cecil Walter', *The Dictionary of New Zealand Biography*, available at www.TeAra.govt.nz

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 480
*CHRIST’S COLLEGE JACOBS HOUSE AND SETTING – 33
ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Jacob's House has high historical and social significance as part of the evolving complex of Christ's College. The present building was a replacement for the west end of the Headmaster's House and Somes Building (Robert Speechley, c.1868), which was demolished in 1929 to make way for the new building. From 1910 until 1919 the early timber building had been Flowers' House, thereafter it was home to Jacobs' House. The need for a new boarding house was recognised by the College in the later 1920s and architect Cecil Wood was commissioned in 1929 to design it. The foundation stone was laid on 16 January 1930 by Governor-General Sir Charles Fergusson and the house was ready for occupation

at the start of the following school year. It was named for the Rev. Henry Jacobs, the College's first Headmaster who later became the Anglican Dean of Christchurch. Jacobs died in 1901 and his funeral cortege was attended by the masters, pupils and Old Boys of the College. The fireplace in the house library commemorates Guy Spencer Bryan-Brown, College Chaplain, who was killed during World War I.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The cultural significance of Jacobs' House lies in its embodiment of the system of school houses that is an important aspect of the English public school model upon which Christ's College was based. As a boarding house, one of four at the College, it is held in particular esteem by past and present Jacobs' House residents. It has cultural and spiritual significance for its commemorative status being named after the Rev. Henry Jacobs, the College's first Headmaster, the commemoration in the house library of Guy Spencer Bryan-Brown, the College Chaplain, who was killed during World War I.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Jacobs' House has architectural significance as an example of the evolution of the College's Collegiate Gothic style. Cecil Wood, one of New Zealand's noted inter-war architects, had earlier designed the Hare Memorial Library and the Dining Hall at the College. For the design of Jacobs' House he created an amalgam of the Collegiate Gothic and Georgian Revival styles so that the building fits within the architectural vocabulary of the Main Quadrangle and contributes a more domestic appearance to the south bank of the Avon River. Those parts of the building visible from the Main Quadrangle are faced in stone but the river frontage is brick, as is the case with a number of other buildings that address the Main Quadrangle. With the later construction in the 1990s of the Old Boys' Theatre, the archway at the east end of the façade was finally completed. Originally the intention had been to connect Jacobs' House via this archway to another boarding house, as part of a master plan devised by Cecil Wood for the College in March 1929. The House was refurbished in 2003 and the concrete block addition at the rear of the House was constructed at this time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Jacob's House has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has craftsmanship significance in the quality of its masonry construction, especially in regard to the south elevation. The building's textures of random rubble Halswell stone, ashlar limestone dressings, slate and brick enhance the picturesque quality of the Collegiate Gothic and Georgian Revival architectural features of

the building. The fine art carving of Frederick Gurnsey is evident in the detailing of the façade overlooking the Main Quadrangle.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Jacobs' House has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. Jacobs' House presents its southern elevation to the Quadrangle and its northern elevation overlooks the River Avon.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Jacobs' House is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

Jacobs' House and its setting are of overall significance to Christchurch, including Banks Peninsula as part of one of the most well-known and highly regarded early educational architectural precincts in the country. The building has high historical significance for its place within the building programme of the College and for being named after the Rev. Henry Jacobs, the College's first Headmaster who later became the Anglican Dean of Christchurch. It has cultural and spiritual significance for its embodiment of the culture of the 'house' system at the school and for its commemorative status being named after the Rev. Henry Jacobs, the College's first Headmaster, the commemoration in the house library of Guy Spencer Bryan-Brown, the College Chaplain, who was killed during World War I. Jacobs' House has architectural significance for its association with noted architect Cecil Wood and for the way in which its design is responsive to both the architectural language of the Main Quadrangle and the domestic function of the building. Jacob's House has high technological and craftsmanship significance for what it may reveal of 20ⁿ century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. The high

contextual significance of the building is due to its place within the northern 'wall' of the Main Quadrangle and location overlooking the River Avon. Jacobs' House has archaeological significance due to the continuous use of the site by the college since 1857.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

College History, available at <http://www.christscollege.com/>

REPORT DATED: 5 NOVEMBER 2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 483
*CHRIST’S COLLEGE OPEN-AIR CLASSROOMS AND SETTING
– 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Open Air Classrooms at Christ's College have historic and social significance as a part of the evolution of the Christ's College complex. The first open-air classrooms in New Zealand were opened at Fendalton Primary School in 1924 and the 1929 resolution by the College Board to build six open-air classrooms was therefore an indication of the speed with which this new approach to educational buildings was adopted. A further four classrooms were added to the east end in 1950-1. Alterations by Sir Miles Warren in 1987 resulted in the enclosure of the classroom balconies, meaning that the classrooms are no longer open-air. The building was damaged in the 2010-2011 Canterbury earthquakes and has since been strengthened and repaired.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The cultural significance of the Open Air Block lies in the contribution it makes to the learning environment of the school and its embodiment of a modern 1920s educational philosophy that pupils benefitted from greater access to fresh air and sunlight.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Open Air Classrooms have architectural significance because they were designed by noted Canterbury architect Cecil Wood. With a rectangular footprint, hipped roof and dormers, and large north-facing windows, the classroom block design is largely utilitarian in appearance. An annex on the west end, looking slightly apsidal in appearance, was evidently intended to use all of the available space and enhance the architectural value of the building. Wood's successor R C Munro was commissioned to design the 1950-1 extension of the building to the east. Running the length of the building a half-basement created space for a carpenter's workshop and the school tuck shop. At the same time the half-basement also elevated the two floors of teaching rooms so as to ensure they were well lit even in midwinter. Alterations by Sir Miles Warren in 1987 resulted in the enclosure of the classroom balconies, meaning that the classrooms are no longer open-air.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The open-air classroom block has technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. The technical and craftsmanship significance of the building lies in the quality of its concrete, glass, brick and slate construction, which is typical of the period and was designed in a manner intended to harmonise with the other buildings on the site.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Open Air Classrooms have contextual significance as a component part of the Christ's College complex. The Classrooms overlook the sports field at the rear (west end) of the site and help to define its southern boundary.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Open Air Classrooms are of archaeological significance because they have the potential to provide archaeological evidence relating to human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The Open Air Classrooms and its setting are of overall significance to Christchurch, including Banks Peninsula as part of the development of, and response to designs for educational buildings at Christ's College over time. The open-air classrooms have historical and social significance for their contribution to the College's building programme and the early response by the College Board in 1929 to new design approaches for educational building design. They have cultural significance for their embodiment of the inter-war open-air design philosophy for educational buildings. The classrooms have architectural significance for their association with architects Cecil Wood and Robert Munro and technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. The open-air classrooms have contextual significance for their contribution to the complex overlooking the sports field at the rear (west end) of the site and help to define its southern boundary. The Open Air Classrooms are of archaeological significance because they have the potential to provide archaeological evidence relating to human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

NZ Historic Places Trust Register of Historic Places, Item # 3282.

RM Helms, 'Wood, Cecil Walter', *The Dictionary of New Zealand Biography*, available at www.TeAra.govt.nz

Resource Consent Application RMA92019810, dated 1 July 2011.

REPORT DATED: 5 NOVEMBER 2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 616
*CHRIST’S COLLEGE ADMINISTRATION BUILDING AND
SETTING – 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Christ's College Administration Building has historical and social significance as a part of the evolution of the Christ's College complex. As an administration building it has social historical significance for the need for the provision of accommodation for the College Board, Bursar and administrative staff. It was built against the north wall of the Memorial Dining Hall in 1986-88, thereby bringing to a close the long-running discussion about a Memorial Gateway at the entrance to the school. The building houses the Bursar's Office and Headmaster's Study, as well as the College Board Room. The building was not damaged in the 2010-2011 earthquakes and for some time post-quake the Boardroom housed the Dean of the Christ Church Cathedral and staff.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The cultural significance of the Administration Building lies in the contribution it makes to the running of the school and its part in the college philosophy of maintain the architectural qualities of its site.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Administration Building has architectural significance as the work of noted Canterbury architect Sir Miles Warren, an old boy of the College. It is a late 20th century response to the school's Collegiate Gothic style. Having begun his training in the office of Cecil Wood, Warren acknowledged both the Hare Memorial Library [1915-16] and the Memorial Dining Hall [1925] in his design. Warren and Mahoney were the College architects from the late 1970s. The four-level Administration Building is a reinforced concrete structure clad in stone and with slate detailing. The gabled roof form terminates the long wing of the Dining Hall at the main entry to the College and echoes the cross-gable and oriel window motif of the Hare Memorial Library directly across the Main Quadrangle.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Administration Building has technological and craftsmanship significance for what it may reveal of 20^h century construction, materials, fixtures and fittings and the design methodologies employed at that time. It has technological and craftsmanship significance in the quality of its reinforced concrete construction, which lends its seismic strength to that of the Memorial Dining Hall. The stone and slate detailing of the north, east and west elevations is also notable. The former was undertaken by Dooley Stonemasons of Oamaru.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Administration Building has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. As the building stands on the Rolleston Avenue boundary it also contributes to the inner-city streetscape.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre (former University of Canterbury), which is synonymous with the city's 19th and 20th century cultural and architectural heritage identity.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Administration Building is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The Christ's College Administration Building and its setting are of overall significance to Christchurch, including Banks Peninsula as part of the development of, and response to designs for, educational buildings at Christ's College over time. The building has social historical significance for its place within the College's building programme. As an administration building it has social historical significance for the need for the provision of accommodation for the College Board, Bursar and administrative staff. The cultural significance of the Administration Building lies in its use which with regard to the running of the school and its part in the College's cultural philosophy of maintaining the architectural qualities of its site. The Administration Building's architectural significance is due to its association with architect Sir Miles Warren and the way in which its design responds to the architectural heritage of the Main Quadrangle. The Administration Building has technological and craftsmanship significance for what it may reveal of 20th century construction, materials, fixtures and fittings and the design methodologies employed at that time. It has high contextual significance for the contribution it makes to the Main Quadrangle and Rolleston Avenue streetscape. The Administration Building is of archaeological significance because it has the potential to provide archaeological evidence relating to human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.
Architecture New Zealand Jan/Feb 1991.

REPORT DATED: 5 NOVEMBER 2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
NGAIO MARSH HOUSE AND GARDEN - 37 VALLEY ROAD,
CASHMERE

Dame Ngaio Marsh (1895-1982) was a world-renowned crime writer and theatre director, and one of New Zealand's leading twentieth century literary and theatrical figures. Marsh was born, educated, and lived most of her life in Christchurch. She began her creative life in the visual arts, training at the Canterbury College School of Art, and then achieving moderate success painting and exhibiting with 'The Group', a collective of noted New Zealand painters. It was in the fields of literature and theatre however that she excelled. By the 1930s Ngaio's crime fiction had gained an international following, and she was considered one of the 'Queens of Crime' along with authors such as Agatha Christie and Dorothy L. Sayers. She was also a theatre director of note, specialising in Shakespeare. She received an OBE in 1948 for her services to New Zealand theatre, and was made a Dame Commander of the British Empire in 1966.

37 Valley Road (originally known as Marton Cottage) was designed in 1906 for Ngaio's parents, Rose and Henry Marsh, by Rose's cousin the prominent architect Samuel Hurst Seager. Apart from periods overseas, Ngaio lived in the house for the remainder of her life, extending the originally modest bungalow on several occasions. She particularly enjoyed her home's terraced garden, which she largely designed, planted and maintained herself. In 1992 the property was purchased by the Ngaio Marsh Trust. The Trust operate the house and garden as a museum dedicated to the memory of Dame Ngaio.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 522
*FORMER DWELLING AND SETTING, NGAIO MARSH HOUSE -
37 VALLEY ROAD, CASHMERE***



PHOTOGRAPH: B. SMYTH, 07/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

37 Valley Road (originally known as Marton Cottage) has high historical and social significance for its close association with Ngaio Marsh, one of New Zealand's leading twentieth century literary and theatrical figures.

Ngaio Marsh (1895-1982) was born, educated, and apart from some lengthy periods in the UK, lived most of her life in Christchurch. Initially she attended Canterbury College School of Art and painted with the noted 'Group' before WWII. Although a competent artist, it was in the fields of crime writing and theatre direction that Marsh made her name, gaining an international reputation in both of these fields of endeavour.

By the 1930s Ngaio's crime fiction had gained an international following, and she was considered one of the 'Queens of Crime' along with authors such as Agatha Christie and Dorothy L. Sayers. She was also a theatre director of note, specialising in Shakespeare. She received an OBE in 1948 for her services to New Zealand theatre, and was made a Dame Commander of the British Empire in 1966.

37 Valley Road was designed and built for the Marsh family in 1906. Ngaio lived in the house for the greater part of her life, extending the originally modest bungalow on several occasions. After her death in 1982, the house remained with the family for a further decade until the Ngaio Marsh Trust was formed to purchase the property in 1992. The Trust operates the house as a museum dedicated to the memory of Dame Ngaio. It remains much as she left it, with her household effects in-situ.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

37 Valley Road has high cultural significance for its association with leading crime writer and theatre director Dame Ngaio Marsh. Ngaio began her creative life in the visual arts, training at the Canterbury College School of Art, and then achieving moderate success painting and exhibiting with 'The Group', a collective of noted New Zealand painters but she excelled in the fields of literature and theatre. It was in this area that she made a huge contribution to the cultural life of the city through a particular period in time. Internationally with authors such as Agatha Christie and Dorothy L. Sayers, she was a major contributor to a particular epoch of crime writing culture.

The dwelling also has cultural significance as a building type – that of the New Zealand bungalow and one of a number designed by architect S Hurst Seager which reflected the life style of a particular period in time.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

37 Valley Road has high architectural and aesthetic significance as principally the work of noted Christchurch architect Samuel Hurst Seager.

The dwelling was designed in 1906 for Ngaio's parents, Rose and Henry Marsh, by Rose's cousin, prominent architect Samuel Hurst Seager. As a pioneer of the bungalow form in New Zealand, Seager built Rose and Henry a basic but contemporary home that expressed his ideals and stood out from the villas within the same epoch on the hills around it. Although the house has been altered and extended down the years, the essence of Seager's design remains. This is particularly evident in the Arts and Crafts detail in the dining room.

Samuel Hurst Seager (1855-1933) came to New Zealand with his parents in 1870, and took over the family construction business following the death of his father in 1874. After working for leading architect Benjamin Mountfort and studying architecture at Canterbury College and in London, he established his career in Christchurch with his prize-winning entry for the new municipal building in 1885. Seager was an innovative designer, at the forefront of architectural and planning theory and practise in New Zealand in the decades either side of 1900. He believed particularly in the potential of good design to change and improve society, and wrote prolifically on town planning, architecture and the built environment. Although he designed houses of many styles and sizes, including some of the city's most notable turn-of-the-century mansions, he is remembered particularly for introducing the radical informality of the bungalow style to New Zealand with his house for John Macmillan-Brown in Cashmere in 1898. Influenced by the new Garden City concept, Seager's *The Spur* development (1902-

1914) took his ideals a step further and introduced the country's first informal bungalow landscape. This manifested two strands of his philosophy – his search for an indigenous architectural expression, and his desire to promote new ways of living through architecture.

Later alterations were made to 37 Valley Road by respected architectural practices such as Helmore and Cotterill in 1948 and Don Donnithorne. Donnithorne adapted the house towards the end of Dame Ngaio's life to allow her to remain at home in spite of her failing health. Despite the later alterations the house retains a high degree of integrity and authenticity.

The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior remains largely intact as a house museum. In line with the bungalow style of the original dwelling the interior features extensive timber work with wall panelling, built-in furniture and timber detailing predominant in most rooms. Further features include a brick and a marble fire surround and the kitchen with stainless steel sink bench, built in cupboards and clothes rack on pulleys. The later Donnithorne addition continued the use of timber as a wall and floor finish in a modern form. The interior evidences Ngaio Marsh's way of life and the materials, design and aesthetics of the period in which it was built, along with later changes.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

37 Valley Road has craftsmanship significance for its Seager-designed Arts and Crafts timber detail, and a change of building technology and craftsmanship patterns of the time. The panelled dining room is particularly noteworthy.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The house has high contextual significance on its site and in relation to the garden. The setting of the house is contiguous with its land parcel. The house is located in the south east corner of a large mature garden setting that descends to the north in a series of terraces. The garden had a central place in Dame Ngaio's life. The house and its garden setting are the two elements that comprise the Ngaio Marsh heritage place. The wider context of this heritage place is the hillside suburb of Cashmere, which contains a number of Seager dwellings.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

37 Valley Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

37 Valley Road (originally known as Marton Cottage), including the whole interior and setting, is of high overall significance to the Christchurch District, including Banks Peninsula. It has high historical, social and cultural significance as a New Zealand style bungalow and one of a number designed by architect S Hurst Seager which reflected the life style of a particular period in time. Its intimate association with Dame Ngaio Marsh, world-renowned crime writer and theatre director, and one of New Zealand's leading twentieth century literary and theatrical figures is critical to its high historical, social and cultural significance. The dwelling has high architectural and aesthetic significance as principally the work of noted Christchurch architect Samuel Hurst Seager, who expressed his progressive design philosophy in the bungalow he designed for his cousin Rose Marsh and her family. 37 Valley Road has craftsmanship significance for its Seager-designed Arts and Crafts timber detail, and a change of building technology and craftsmanship patterns of the time. The house has high contextual significance on its site and in relation to the garden. 37 Valley Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

CCC Heritage File: Ngaio Marsh House, 37 Valley Road

REPORT DATED: 09/09/2014 **UPDATED:** 16 DECEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1283
*NGAIO MARSH HOUSE GARDEN - 37 VALLEY ROAD,
CASHMERE***



PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL HERITAGE FILES, 2005

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The garden setting at 37 Valley Road (originally known as Marton Cottage) has high historical and social significance for its close association with Dame Ngaio Marsh and her parents. Dame Ngaio was one of New Zealand's leading twentieth century literary and theatrical figures.

Ngaio Marsh (1895-1982) was born, educated, and apart from some lengthy periods in the UK, lived most of her life in Christchurch. Initially she attended Canterbury College School of Art and painted with the noted 'Group' before WWII. Although a competent artist, it was in the fields of crime writing and theatre direction that Marsh made her name, gaining an international reputation in both of these fields of endeavour.

By the 1930s Ngaio's crime fiction had gained an international following, and she was considered one of the 'Queens of Crime' along with authors such as Agatha Christie and Dorothy L. Sayers. She was also a theatre director of note, specialising in Shakespeare.

She received an OBE in 1948 for her services to New Zealand theatre, and was made a Dame Commander of the British Empire in 1966.

37 Valley Road was designed and built for the Marsh family in 1906. Ngaio lived in the house for the greater part of her life and particularly enjoyed its garden, which she largely designed, planted and maintained herself. After her death in 1982, the house remained with the family for a further decade until the Ngaio Marsh Trust was formed to purchase the property in 1992. The Trust operates the property as a museum dedicated to the memory of Dame Ngaio. The house and garden are maintained much as Ngaio left them.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The garden setting at 37 Valley Road has high cultural significance for its association with leading crime writer and theatre director Dame Ngaio Marsh. Most of her detective novels were written while Dame Ngaio was resident at 37 Valley Road.

The garden and setting also has cultural significance as a reflection of the interest in gardening and their reflection in the arts through artists such as Margaret Stoddart and poet Ursula Bethell who also lived on the Cashmere Hills as well as the culture of developing gardens in the first half of the 20th century in this area.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The garden setting at 37 Valley Road is of significance as it is preserved as it was when Ngaio Marsh lived and gardened there, with its stone-walled terraces, lawn areas and rambling garden beds containing roses, shrubs and specimen and shelter belt trees. It is therefore a record of Dame Ngaio's taste, of the eclectic gardens traditionally characteristic of the hillside suburbs, and (more generally) of early and mid-twentieth century taste in gardens.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The garden setting at 37 Valley Road is of technological and craftsmanship significance for the evidence it may provide of gardening and planting practices and plant stock from the nineteenth century.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The garden has high contextual significance on its site and in relation to the dwelling it contains. The setting of the garden is contiguous with the land parcel. The large mature garden setting descends to the north in a series of terraces that mix lawn, garden and specimen trees. The garden setting and the dwelling are the two elements that comprise the Ngaio Marsh heritage place. The wider context of this heritage place is the hillside suburb of Cashmere, which contains a number of Seager dwellings with not dissimilar settings.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The garden setting at 37 Valley Road is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The garden setting at 37 Valley Road is of high overall significance to the Christchurch District, including Banks Peninsula. It has high historical and social significance for its intimate association with Dame Ngaio Marsh, world-renowned crime writer and theatre director, and one of New Zealand's leading twentieth century literary and theatrical figures. Ngaio lived at the property for much of her long life and particularly enjoyed its garden, which she largely designed, planted and maintained herself. The garden has high cultural significance for its association with Dame Ngaio and her work. Most of her detective novels, for example, were written whilst she was resident at the property. The garden has high aesthetic significance because it is preserved much as it was when Dame Ngaio lived and gardened there. It is therefore a record of Dame Ngaio's taste, of the eclectic gardens traditionally characteristic of the hillside suburbs, and (more generally) of early to mid-twentieth century taste in gardens. The garden setting at 37 Valley Road is of technological and craftsmanship significance for the evidence it may provide of gardening and planting practices and plant stock from the nineteenth century. The garden has contextual significance in relation to its site, the heritage dwelling that it contains, and with the Cashmere Hills – which contain many Seager (and other) bungalows in not dissimilar settings. The garden setting at 37 Valley Road is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

Christchurch City Council Heritage File: Ngaio Marsh House, 37 Valley Road

REPORT DATED: 09/09/2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

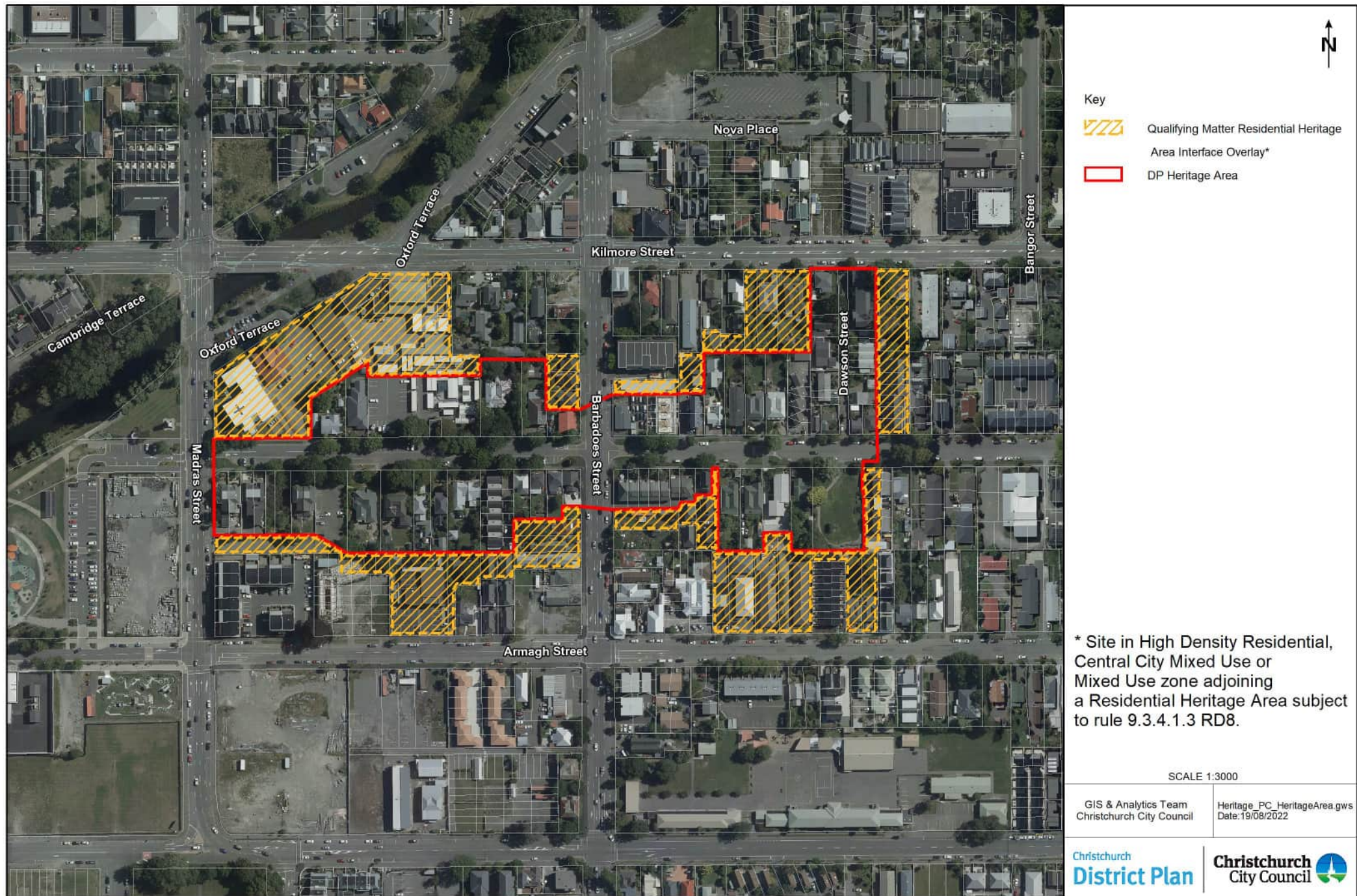
PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

Appendix 10 - PC 13 Section 32 Report
Residential Heritage Area Review Criteria Template

Potential RHA Review Template

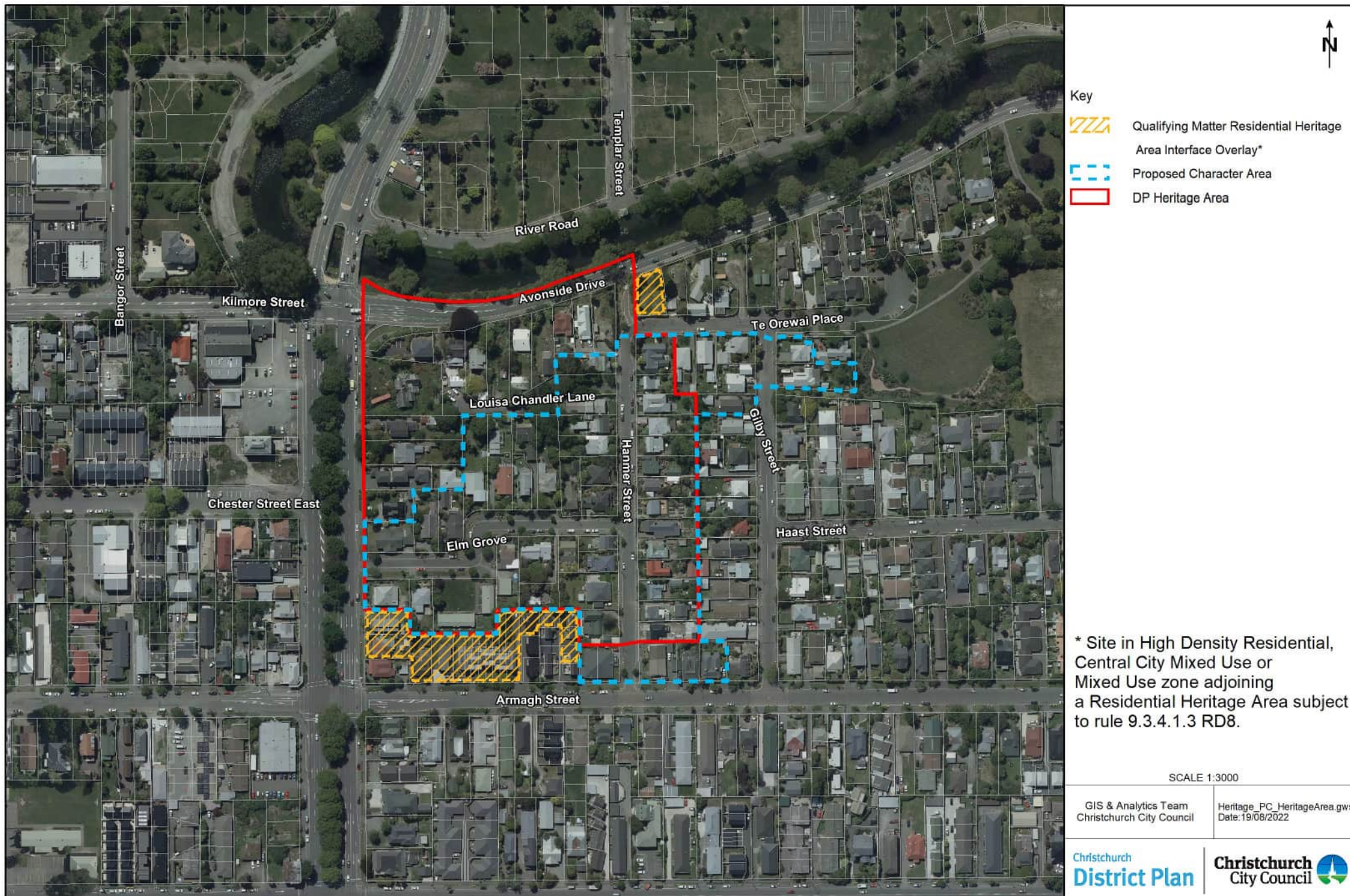
Area Name -

Potential RHA's review criteria	Y/N	Notes
Moderate to high degree of authenticity and integrity		
Group of inter-related historic heritage places, buildings, structures and/or sites within a geographical area with clear boundaries that together address the interconnectedness of people, place and activities.		
A comprehensive, collective and integrated place with coherent heritage fabric (not fragmented).		
Contains a majority of sites/building that are of defining or contributory importance to the RHA		
Predominantly developed more than 30 years ago		
Associated primarily but not necessarily exclusively with residential use		
Meets the minimum size for areas (one street block, one side of street/ minimum of approx. 15 properties)		
Represents and embodies at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level: <ul style="list-style-type: none">• Historical and Social Significance• Cultural and Spiritual Significance• Aesthetic and Architectural Significance• Technological and Craftsmanship Significance• Contextual Significance• Archaeological and Scientific Significance		
Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities		
Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.		
Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally)		








PC13 - Church Property Trustees North St Albans Subdivision (1923) HA3



PC13 - Englefield/Avonville HA4



Key

-  Qualifying Matter Residential Heritage
-  Proposed Character Area
-  DP Heritage Area

* Site in High Density Residential, Central City Mixed Use or Mixed Use zone adjoining a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

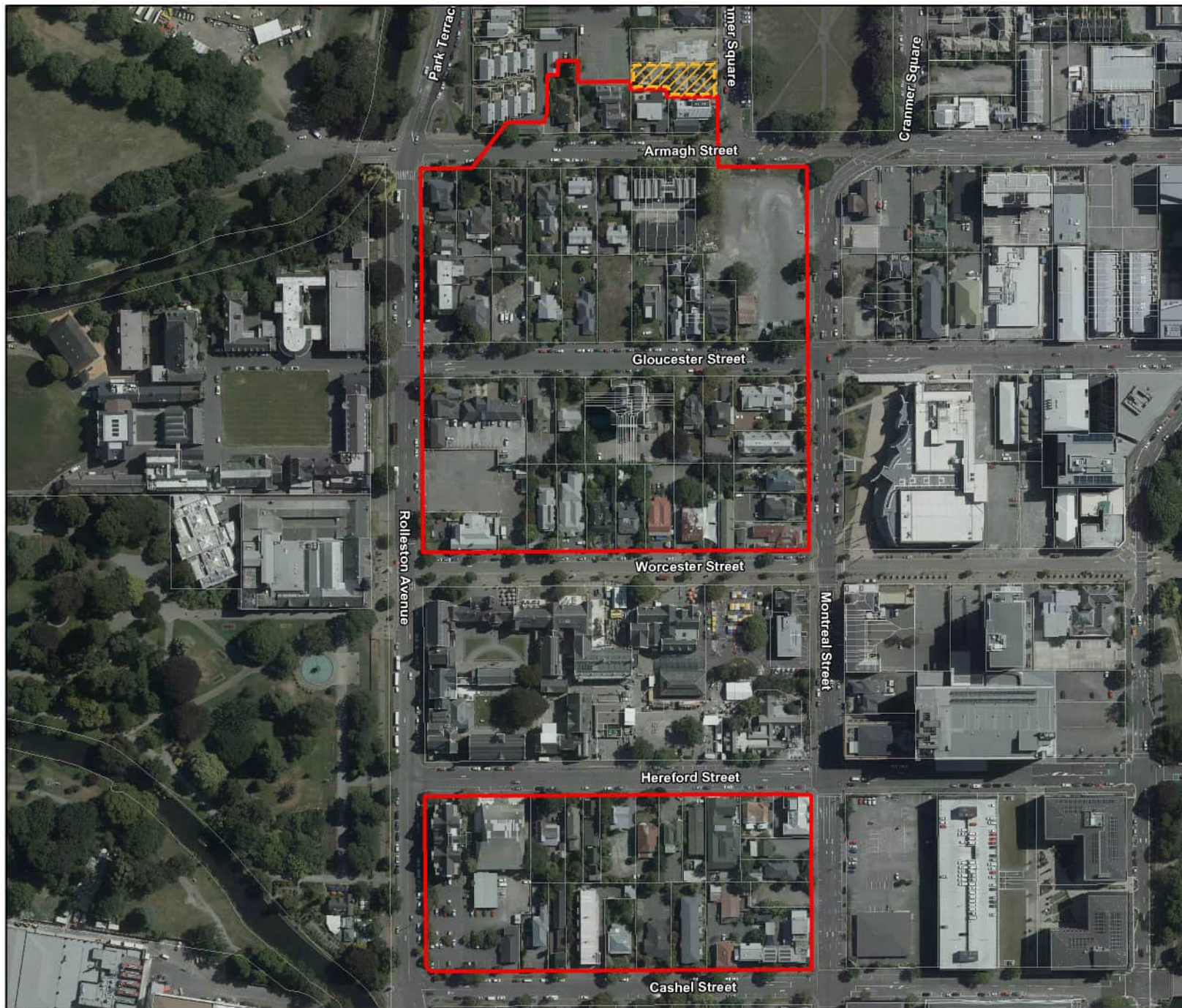
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GIS & Analytics Team
Christchurch City Council




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Date: 19/08/2022

Christchurch
District Plan

Christchurch
City Council 



Key

-  Qualifying Matter Residential Heritage
-  Area Interface Overlay*
-  DP Heritage Area

* Site in High Density Residential, Central City Mixed Use or Mixed Use zone adjoining a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3200

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Christchurch City Council

Heritage_PC_HeritageArea.gws
Date: 19/08/2022

Christchurch
District Plan

Christchurch
City Council



Key

- Proposed Character Area
- DP Heritage Area

SCALE 1:11000

GIS & Analytics Team Christchurch City Council	Heritage_PC_HeritageArea.gws Date: 19/08/2022



Key



Proposed Character Area



DP Heritage Area



SCALE 1:3000

GIS & Analytics Team
Christchurch City Council

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Date:19/08/2022

Christchurch
District Plan

Christchurch
City Council





PC13 - Piko/Shand (Riccarton Block) State housing HA9



PC13 - RNZAF Station Wigram Staff Housing HA10



Key



DP Heritage Area

SCALE 1:1500

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Heritage_PC_HeritageArea.gws
Date:19/08/2022

Christchurch
District Plan

Christchurch
City Council





Key

DP Heritage Area

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GIS & Analytics Team
Christchurch City Council

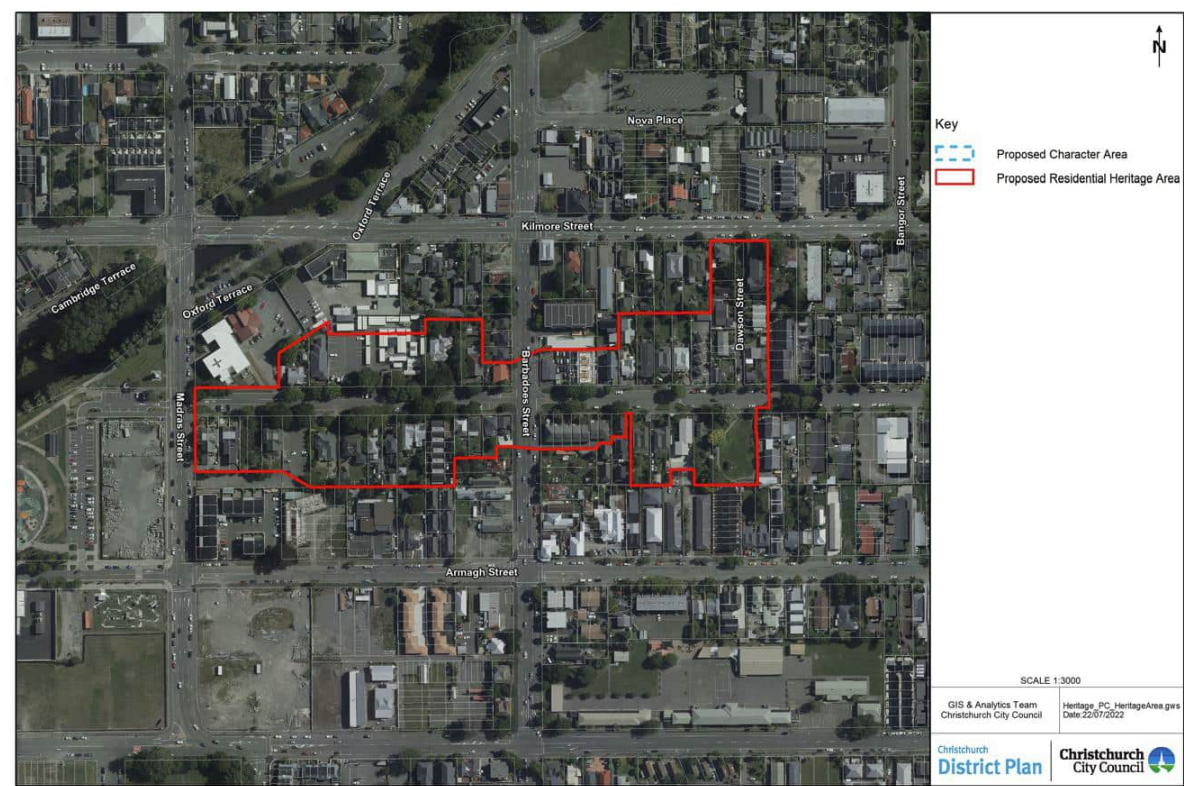
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Date: 19/08/2022

Christchurch
District Plan

Christchurch
City Council 

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET
RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Date – 22/7/2022. Please refer to the District Plan for the most up to date mapping for the area.

The Chester Street East / Dawson Street Residential Heritage Area encompasses Dawson Street, including those properties addressing Kilmore Street, and all those properties in the section of Chester Street East bounded by Madras Street in the west and extending to the Chester Street Reserve and 147 Chester Street in the east.

Summary of Current Heritage Protection and Recognition

There are three scheduled items within the area: 250 Kilmore Street (scheduled item 319) and the duplex townhouses at 86-88 and 98-100 Chester Street East (scheduled items 115 and 116 respectively). The Chester Street East properties are also listed by Heritage New Zealand Pouhere Taonga (list entries # 1881 & 7323).

There are no significant trees located within the Heritage Area that are scheduled on the district plan.

Christchurch District Plan Zoning

The properties within the HA are zoned Residential City Centre; Chester Street East Reserve has an Open Space Community Parks zoning.

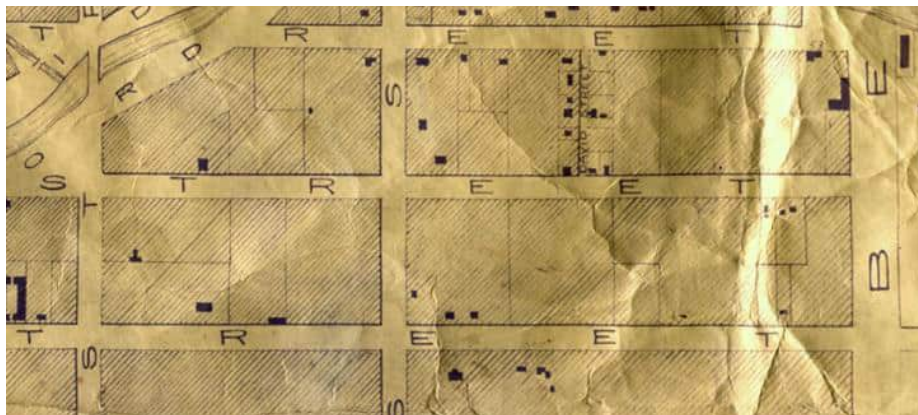
Summary of Heritage Values:

This Heritage Area is comprised of a recreational reserve, an electricity substation and 50 residential properties, which chronicle the history of development from the mid-19th century until the present day. The area embodies historic, architectural and contextual values relating to its historic demographic profile, range of domestic typologies and styles and its central city location.

The area is located within the north-eastern sector of the inner-city, south of both the Ōtākaro Avon River and a site of great importance to Ngāi Tahu, the kāinga of Ōtautahi. The original 1850 colonial survey of Christchurch laid out the path of Chester Street and by 1858 a private road, known as David Street and then Carter's Lane before it was given its current name in 1915, had been formed on Town Reserve 170 between Kilmore Street and Chester Street. Within the area houses date from the mid-19th century onwards and represent a range of domestic typologies and styles, including the colonial vernacular cottage, Victorian and Edwardian villas, and over a century of townhouse design.

The dwellings within this area are a mixture of single-family homes and townhouses, the latter dating to the early 1890s, later 20th and early 21st centuries. They address the street, typically occupy rectangular lots, and represent a diverse population of early residents; from labourers and warehousemen to architects and lawyers.

Although there are six vacant lots within the area, five of which were cleared following the 2010/2011 Canterbury earthquakes, the area retains a good level of integrity and authenticity. The intimate scale and character of Dawson Street is particularly notable in comparison to the small inner-city streets north of Salisbury Street, which have largely been transformed by redevelopment and intensification over the last ten years.



Detail from CE Fooks' survey plan of Christchurch, 1862: showing the development of Dawson Street (then David) by this time. CCLMaps 212667.

History of Subdivision and Development:

'Although Ōtautahi is the general Māori name used nowadays for Christchurch, it is specifically a kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place) on the banks of the Ōtākaro (Avon River). There are numerous references to the location of the kāinga nohoanga, but all place it within the same general area: the junction of the now-disappeared Free's Creek and the Ōtākaro, or St Mary's Creek and the Ōtākaro, or near Kilmore St close to the present-day Christchurch City Fire Station. The settlement was established by Tautahi, the son of the Ngāi Tahu rangatira (chief) Huikai. Tautahi and his people stayed here during their frequent food-gathering expeditions to the extensive

wetlands that once existed throughout Christchurch. In 1868 Hakopa Te Ata-o-Tū from Ngāi Tūāhuriri claimed Ōtautahi as a mahinga kai in the Native Land Court, which the Court dismissed on the basis that the land had already been sold. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tūāhuriri kaumātua recorded Ōtautahi as a kāinga nohoanga, he kāinga tūturu, and kāinga mahinga kai. The foods gathered here included tuna (eels), inaka (whitebait), mata (juvenile whitebait), kōkopu (native trout), koukoupāra (giant kōkopu), pārerā (grey duck), pūtakitaki (paradise duck), raipo (New Zealand scaup), tataa (brown duck), pāteke (brown teal), pora ('Māori turnip') and aruhe (bracken fernroot).¹

The colonial survey of 1850 established the grid pattern of central Christchurch. In 1858 the parcel of land bounded by Kilmore Street, Barbadoes Street, Chester Street East and the Town Belt (Fitzgerald Avenue), which had been set aside for an abattoir and slaughterhouses, was offered for sale by the provincial government. This block included Town Reserve 170, on which Dawson Street was subsequently developed. By 1862, when CE Fooks mapped the city (see above), there were very few buildings located on that portion of Chester Street East which is within the Heritage Area; by contrast David Street was already well-developed. In 1877 there was only one building on the south side of Chester Street East between Madras and Barbadoes Streets but the north side boasted a handful of buildings and east of Barbadoes Street was already quite built up. The dwellings erected in the later 19th century on lots between Madras and Barbadoes Streets tended to be larger in scale and typically became the homes of higher-class families.

SALE OF TOWN RESERVES.

PUBLIC NOTICE.

NOTICE is hereby given, that the several Sections of LAND specified in the subjoined list (comprising all the unsold portions of the Town Reserves of Christchurch) will be put up to Sale by Public Auction, at the White Hart Hotel, Christchurch, on **TUESDAY** the Fourth day of May next (subject to the usual conditions of sale), in addition to those already notified.

Sale to commence at Twelve o'clock.

By order of His Honor the Superintendent,

T. B. KEELE,

For the Provincial Secretary.

Provincial Secretary's Office, Christchurch, April 20, 1858.

LOT.	SECTIONS.	AREA.	PRICE.
		A. B. P.	£ S. D.
154.	No. 48 ...	1 0 17	57 10 6
155	" 66, 67, 68 ...	3 1 11	172 11 6
156	" 204, 205, 206 ...	3 3 30	204 15 0
157	" 384, 385, 393A, 394A ...	2 0 32	114 8 0
158	" 395A, 396, 398 ...	2 3 26	151 9 0
159	" 400, 401, 402, 403 ...	4 1 30	230 15 0
160	" 395, 397, 399 ...	3 1 12	172 18 0
161	" 393, 394 ...	2 0 35	115 7 6
162	" 391, 392 ...	0 3 8	41 12 0
163	" 415, 417 ...	2 0 35	115 7 6
164	" 425, 427 ...	2 0 35	115 7 6
The following lots are situate between Kilmore Street East, Chester Street East, Barbadoes Street, and the Town Belt, and comprise the sites originally reserved for an Abattoir and Slaughter Houses.		28 2 31	£1492 1 6
165	No. 571 ...	1 0 0	52 0 0
166	" 572 ...	1 0 0	52 0 0
167	" 573 ...	1 0 0	52 0 0
168	" 574 ...	1 0 0	52 0 0
169	" 575 ...	1 0 0	52 0 0
170	" 576 ...	1 0 0	52 0 0
171	" 577 ...	1 0 0	52 0 0
172	" 578 ...	1 0 0	52 0 0
173	" 579 ...	1 0 0	52 0 0
		37 2 31	£1960 1 6

Lyttelton Times 24 April 1858, p. 5. PapersPast.

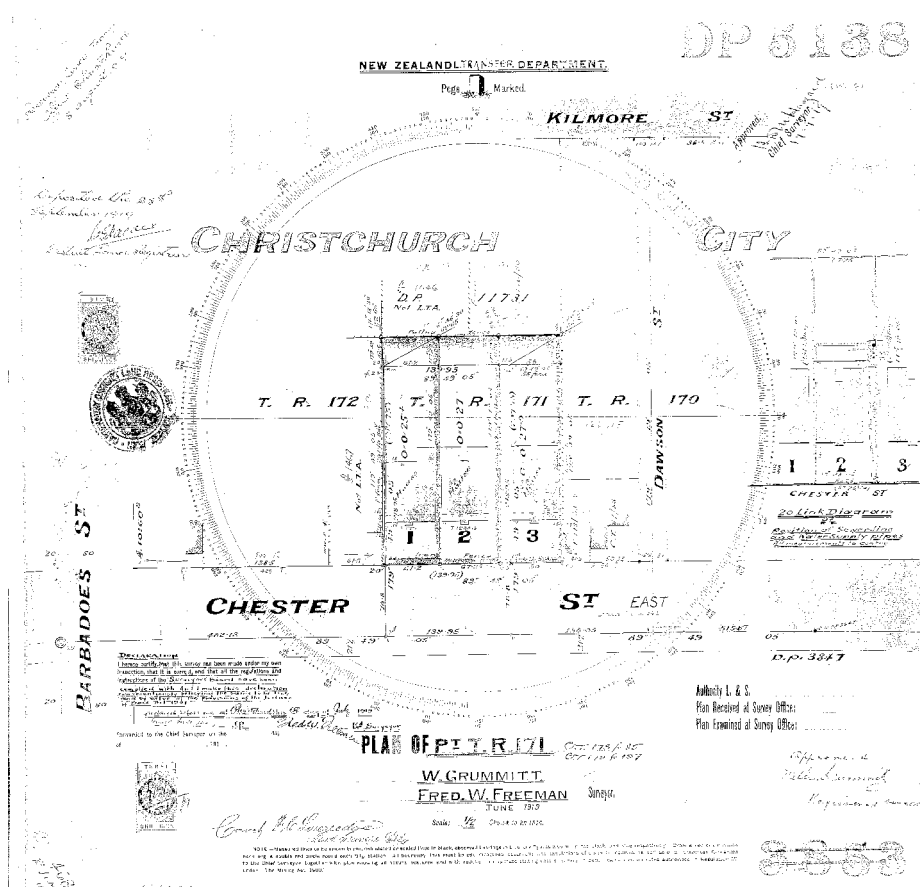
Small cottages at the east end of the Heritage Area, including those in Dawson Street, were typically rental properties in which lived tradesmen and artisans. As tenants

¹ Ōtautahi: Kā Hura Manu; <https://www.kahurumanu.co.nz/atlas>.

(eventually owners), Joseph and Mary Scarlett lived in No. 6 Dawson Street between the mid-1890s and mid-1910s; Joseph was a builder, as was William Gladden who owned the property between 1860 and 1913. Further west, even a large-scale villa such as that at 154 Chester Street East could be a rental property; in this case a Mrs Hunter owned the house between 1895 and c.1920 but it was occupied in the early 20th century by Henry Heilyer, a warehouseman, and Arthur Peverill, a photographer.

In November 1877 a petition, which asked that the city council take over Carter's Lane, was presented by six Dawson Street owners and occupiers; it was accepted in November 1878. Already, in January of that year, the council had laid concrete kerbing in Carter's Lane, suggesting that the private status of the roadway was in name only by that time. A second petition from local residents seeking a name change to Dawson Street was accepted by the council in September 1915; at that time it was felt that the small street had come to be thought of as undesirable and the petitioners wanted to improve things in the neighbourhood.

The cluster of four square-plan cottages on the south side of Chester Street East immediately west of Barbadoes Street appear to have been built in c.1880. No. 128 was offered for rent in November of 1882 and was initially the home of Alfred Thornton, an upholsterer. On the north side of Chester Street East Walter Grummitt, a draper, built three houses in c.1900, one for himself, one for his business partner and another for rental. Two of the three Grummitt square-plan villas survive (Nos. 131 and 133).

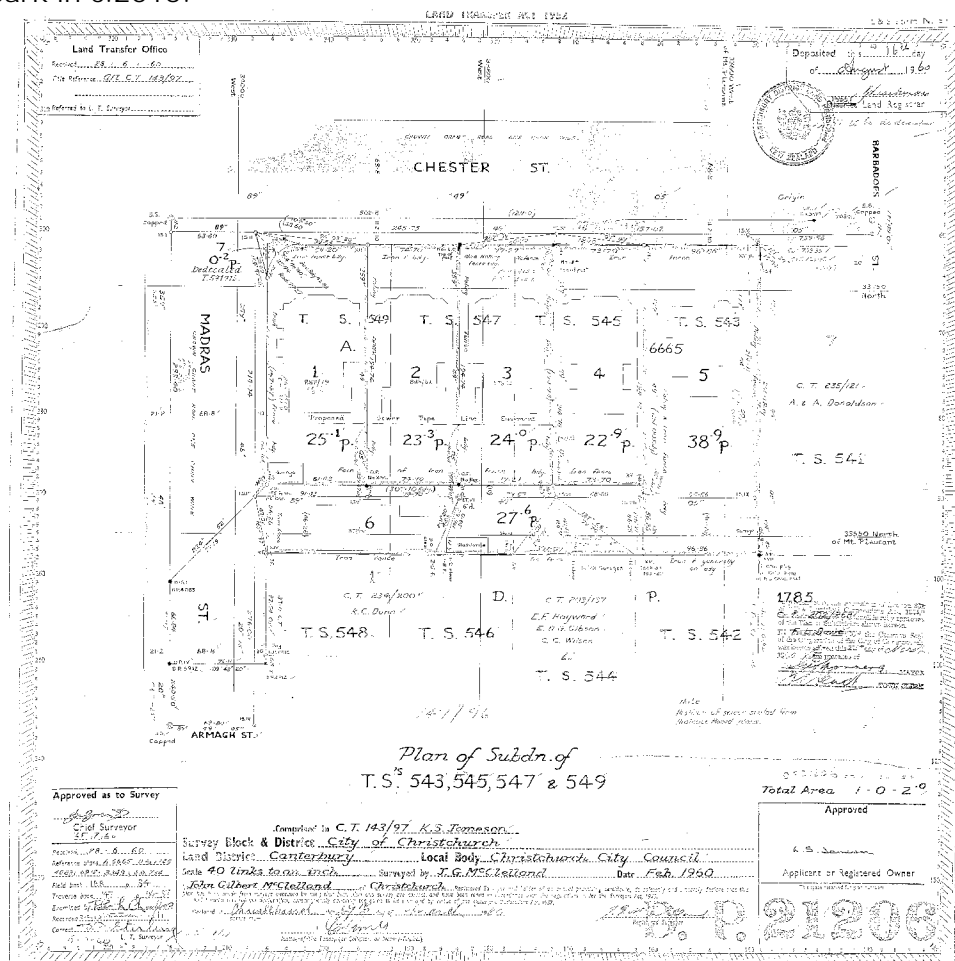


DP 5138, dated June 1919, showing houses at 131, 133 and 137 Chester Street East that had been built by Walter Grummitt. QuickMap.

Of the fourteen townhouse or apartment buildings within the Heritage Area, the oldest were built in the early 1890s by William Widdowson on a large property he owned at the corner of Madras Street and Chester Street East. These townhouses (two of the four built by Widdowson were demolished after the Canterbury earthquakes) represent an early

instance of medium-density housing in the inner-city. After the turn of the 20th century a number of houses in Chester Street East and the hospital that once stood at 254 Kilmore Street were offering board or bed and breakfast accommodation; this would likely have increased the number of people living within the Heritage Area. Between c.1970 and 2000 seven apartment buildings were erected in Dawson Street and Chester Street East, thus continuing the pattern established by Widdowson. The five townhouse developments undertaken since 2011 attest to the ongoing desirability of living in the central city. With a couple of exceptions the 30 stand-alone dwellings in the area were all built before the Great Depression.

After the 2011 Canterbury earthquake the section of Chester Street East west of Barbadoes Street was red zoned, the remainder of the Heritage Area being located within Zone 2 of the CBD cordon. A number of buildings within the area were subsequently demolished and some sites remain vacant, while others have been redeveloped. Having acquired the Chester Street East Reserve in 2010, Christchurch City Council upgraded the pocket park in c.2015.



DP 21206, dated February 1960, showing footprint of the four Widdowson duplex townhouses. QuickMap.



West end of Chester Street East in July 2021. A McEwan.

Historic names and uses

Chester Street East was named, as were a number of streets within the central city, after an Anglican bishopric in the United Kingdom. Chester is in the north-west of England, south of Liverpool. Separated by the Ōtākaro Avon River, the east and west portions of Chester Street were being distinguished from one another as early as 1858 (CCL Street Names Index).

Dawson Street was initially a private road called David Street; by 1876 it had become known as Carter's Lane, named after a local resident. (James Carter's house in Dawson Street is no longer extant). In September 1915 the name of the street was changed to Dawson Street at the behest of its residents; the origin of the name 'Dawson' is unknown at this time (CCL Street Names Index).

Chester street, east.	
<i>Right hand side from east Town Belt.</i>	
Davidson, Mrs.	
Flavel, sen., Henry	
Flavel, jun., Henry	
McNeish, James	
Allard, Mrs.	
Goodman, James	
Mitchell, William	
Burn, Thomas	
Savage, John	
Nelson, William	
Macey, James	
Walker, William George	
Robison, Miss E. A.	
Gill, Lewis	
Trepanze, Lewis	
Mazey, Charles	
	<i>Barbadoes street intersects.</i>
	<i>Oxford terrace intersects.</i>
	<i>Madrina street intersects.</i>
	<i>Manchester street intersects.</i>
Fire Brigade station—W. Harris, captain	
	<i>Colombo street intersects.</i>
	<i>Victoria street intersects.</i>
	<i>Durham street intersects.</i>
Buckley, Alfred	
Quinn, Thomas	
Wood, Joseph	
	<i>Cranmer square.</i>
Chester street, east.	
<i>Left hand side from East Town Belt.</i>	
Caterer, Frederick	
McDonald, John	
Blyth, William	
Calvert, William	
Macl, P.	
Wiggins, Francis	
Walkden, Charles	
Dixon, John James	
Shoolbraid, James, storekeeper	
Thorn, James, butcher	
Harrington, Dennis	
Whitmore, Tamerlane Vitruvius	
Davis, Mrs.	
Ablett, John Webb	
Tanden, Mrs.	
Hill, William	
Hewitt, Walter	
Rankin, Mrs.	
	<i>Barbadoes street intersects.</i>
Senger, John	
Wason, Mrs. F.	
	<i>Madrina street intersects.</i>

Residents of Chester Street East: *Wises's Post Office Directory*, 1878-1879.

Distinctive Physical Characteristics:

- Chester Street East conforms to the standard dimensions of the city's colonial grid pattern, while Dawson Street reflects the ad hoc development of a single Town Reserve from 1858 onwards.
- Dawson Street is of an intimate scale reflecting its origins as a private road.
- The style of dwellings varies according to their genesis as either working-class vernacular homes, crafted by builders into colonial cottages or modest villas, or middle-class houses and townhouses, which exhibit Italianate, bay, villa or bungalow stylings.
- The houses and townhouses within the area are one or two storeys in height; the latter are either townhouses or single-family homes largely concentrated at the

western end of the area where they denote the higher socio-economic status of their original owner-occupiers.

- Timber and corrugated metal are the predominant building materials.
- Standard footpaths extend along both sides of Chester Street East; Dawson Street lacks footpaths but has concrete edged planters positioned along its length to calm traffic and offer pedestrian refuges at intervals.
- From the west end of Chester Street East can be seen the Edmonds Clock Tower (1929), the open space associated with the Ōtākaro Avon River and the urban environment of the central city. Street trees and berms along the length of Chester Street East create the sense of a suburban residential neighbourhood.
- The Chester Street East Reserve provides an open space recreational amenity where once stood a number of houses stood.



An aerial view of the area in 1940-44. Canterbury Maps.

The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its historical and social value as a place of mixed-class residence that dates from the earliest years of colonial Christchurch. Cultural values are associated with the proximity of the area to the Ōtākaro Avon River and the kāinga of Ōtautahi, as well as the changing demographics of the area since the European settlement of Christchurch. The area's architectural and aesthetic value resides in its housing designs and typologies, which date predominantly from c.1860 until the 1920s. The craftsmanship value of the houses is generally typical of the period in which they were built. Contextual values relate to the area's inner-city setting and mix of streetscape environment. Archaeological values may arise from the area's proximity to Ōtautahi and to the residential development that has occurred within the area since the later 1850s.

Historical/Social

The historic value of this area arises from its demonstration of the colonial settlement of central Christchurch, the mix of people who contributed to the development of the city and the ongoing social patterns associated with a range of housing typologies.

The class and social status of some of the area's early residents, including Colonel James de Renzie Brett (died 1889, 110 Chester Street East) and the lawyer James Cassidy (died 1920, 106 Chester Street East), can be discerned from the obituaries they received in contemporary newspapers. Equally the less well-to-do men and women who lived and worked in Chester Street East and Dawson Street in the late 19th and early 20th centuries contributed their labour to the city as builders, warehousemen and labourers. The age and housing types in the area attest to the close proximity in which members of different social groups lived in early Christchurch.



Plaques on the wall outside 86 Chester Street East. Dr A McEwan, July 2021.

Cultural/Spiritual

The cultural value of the area is derived from its proximity to the nearby river and kāinga site, which have a high level of significance to mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the mid-19th century. The esteem in which the 'Chesterfields' neighbourhood is held by members of the community can be seen in the heritage recognition of the surviving Widdowson townhouses and the community's sense of identity.²

² <https://ccc.govt.nz/culture-and-community/central-city-christchurch/live-here/our-central-neighbourhoods/chester-east-neighbourhood>



'Chester Cottage' (c.1860?). A McEwan, July 2021.

Architectural/Aesthetic

The houses within this area have aesthetic values related to their style and typology, which provide a visual chronology of working and middle-class residential development from the 1860s until the present day. A small number of architects appear to have been involved in the design of houses within the area, including architect/developer William Widdowson (86-88 & 98-100 Chester Street East, early 1890s).

The England Brothers, one of the city's most well-known turn of the 20th century architectural practises, may have designed the house at 87 Chester Street East and the houses at 107 (c.1895?) and 109 (c.1899?) Chester Street East was likely designed by former City Surveyor, Cornelius Cuff. The style and detailing of other later 19th and early 20th century houses in the area demonstrate the skills and capacity of the city's builders at the time.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement.

Contextual

The contextual value of the Heritage Area arises from the development pattern created by Chester Street East and Dawson Street. Mature trees, garden plantings and boundary fencing help to create the residential character of the area, which has accommodated townhouse developments for over 120 years. The Chester Street East Reserve is a modern council reserve that provides an open space amenity to local residents and visitors to the area. The intimate scale of Dawson Street makes a distinctive contribution to visual character of the city.

Archaeological

Multiple archaeological values, pertaining to Maori settlement and food gathering at Ōtautahi and colonial residential development since the 1850s, may be revealed within this area.

Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
<https://www.heritage.org.nz/the-list/details/1881>
<https://www.heritage.org.nz/the-list/details/7323>

REPORT COMPLETED

31 August 2021

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

Schedule of Individual Items Included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Townhouses	86-88 Chester Street East	Yes List entry # 1881	Defining [Scheduled item # 113]
House	87 Chester Street East		Defining
House	89 Chester Street East		Neutral
Townhouse	90A/90B Chester Street East		Contributory
Vacant site	91 Chester Street / 200 Kilmore Street		Intrusive
Electricity substation	91E Chester Street East		Neutral
Townhouse	92 Chester Street East		Contributory
Vacant site	94 Chester Street		Intrusive
Vacant site	96 Chester Street		Intrusive
Townhouses	98-100 Chester Street East	Yes List entry # 7323	Defining [Scheduled item # 116]
Vacant site	102 Chester Street / 294 Madras Street		Intrusive
House	106 Chester Street East		Defining
House	107 Chester Street East		Defining
House	109 Chester Street East		Defining
House	110 Chester Street East		Defining
House	111/113 Chester Street East		Contributory
House	114 Chester Street East		Defining
Townhouses	1-5/115 Chester Street East		Neutral
House	116 Chester Street East		Defining
House	118 Chester Street East		Defining
Townhouses	119/119 A-D Chester Street East		Neutral
Townhouses	1-6/120 Chester Street East		Neutral
Townhouses	1-2/123 Chester Street East		Neutral
House	124 Chester Street East		Contributory
House	125 Chester Street East		Contributory
House	126 Chester Street East		Contributory
House	128 Chester Street East		Contributory
House	129 Chester Street East		Neutral
House	130 Chester Street East		Contributory
House	131 Chester Street East		Defining

House	133 Chester Street East		Defining
Townhouses	1-8/137 Chester Street East		Neutral
'Chester Cottage'	139 Chester Street East		Defining
Townhouses	1-7/140 Chester Street East		Neutral
House	141 Chester Street East		Defining
Townhouse	1/142 Chester Street East		Neutral
House	144 Chester Street East		Defining
House	145 Chester Street East		Defining
House	147 Chester Street East		Defining
House	148 Chester Street East		Defining
Flats	1-6/150 Chester Street East		Neutral
House	154 Chester Street East		Defining
Chester Street East Reserve	160 Chester Street East		Neutral
House	6 Dawson Street		Defining
Flats	1-3/7 Dawson Street		Neutral
Townhouses	8/10/12 Dawson Street		Neutral
House	11 Dawson Street		Contributory
House	13 Dawson Street		Contributory
House	250 Kilmore Street		Defining [Scheduled item # 319]
Flats	254 Kilmore Street		Neutral

Key for Contribution to HA

Defining

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

Contributory

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

Neutral

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

Intrusive

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

Context Record Form

Chester Street East and Dawson Street Record Form

Area/Element Description

Chester Street East is the eastern portion of roadway that runs on an east-west axis through the city centre; at its mid-point the street is interrupted by Victoria Square and Ōtākaro Avon River. Dawson Street runs perpendicular to Chester Street East, linking it with Kilmore Street.

Contributing landscapes

Ōtākaro Avon River

Street and block pattern

Grid

Section layouts

Variable section size.

Key Long views

N/A





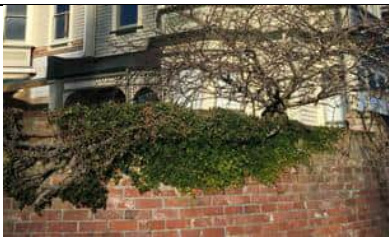
Key Short views




Open space of Ōtākaro Avon River from the west end of Chester Street East.

Contextual Significance

The private development of Dawson Street through the block bounded by Kilmore Street, Chester Street East, Barbadoes Street and Fitzgerald Avenue is notable, as is overall integrity of the streetscape that has been maintained within this part of the central city.

Inventory of Public Realm Features

Feature	Description	
Open space	Chester Street East Reserve (Rating: Neutral)	
Streams	N/A	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates/pillars	Variety of domestic gates and pillars (Rating: Contributory)	  
Paths	N/A	
Structures	N/A	
Fences	Variety of fences (Rating: Contributory)	As above
Walls	Brick and masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	

Lighting	Fabricated steel arm occlyle (Rating: Neutral)		
Materials	N/A		
Colours	N/A		
Street	Chester Street East – two lanes with traffic calming measures, angled parking, footpaths, berms and street trees (Rating: Contributory) Dawson Street – single lane with concrete planters, parking spaces (Rating: Defining)	 	
Street trees	Planted along Chester Street East (Rating: Contributory)		
Building setback	Irregular (Rating: Contributory)		
Ancillary buildings	Garages predominantly at the rear of sites (Rating: Neutral)		
Trees	Variety of exotic and native trees (Rating: Contributory)		
Vegetation	Mixed vegetation (Rating: Contributory)		
Views	To west towards river environment and city centre (Rating: Neutral)		

Appendix 1

Individual site record forms



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 113
*DWELLINGS AND SETTING – 86-88 CHESTER STREET EAST,
CHRISTCHURCH***



PHOTOGRAPH : M.VAIR-PIOVA, 10/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The semi-detached townhouses at 86-88 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The townhouses are two dwellings from a development of eight very similar dwellings, of which four remain following the earthquakes of 2010 – 2011. Widdowson immigrated to Christchurch in the 1850s and undertook the development c. 1892. He was employed for a time by the Provincial Government of Canterbury as an Inspector of Works, as well as time on the North Canterbury Board of Education. Certificates of Title show he purchased the easternmost property of the four sites in 1879 and the further three sections in 1890. Widdowson lived at the property adjacent to the sections he developed from 1880 to 1914 and died a year later in 1915. The Victorian townhouses remained in the ownership of Widdowson's family until 1961. They continue to be used as private dwellings today. Both buildings were damaged by the 2010 – 2011 Canterbury earthquake cycle and repair proposals are understood to be being developed for both dwellings.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. Residential development in the area east of Madras Street up to Fitzgerald Avenue included a number of single storey Victorian and Edwardian era duplexes.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

86-88 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and the matching form with 98-100 Chester Street East. The only comparable development was the group of two semi-detached two storey dwellings in Churchill Street which were constructed around three years later, and were simpler in form. However, these, along with two sets of the Chester Street dwellings, have been demolished following the Canterbury earthquakes leaving 86-88 and 98-100 Chester Street East as the only developments of this time and type. The Chester Street dwellings are designed in a plain Victorian Italianate style. An early plan shows that all the townhouses were identical in their footprint apart from 86 Chester Street East. This corner site differs by having two principal façades on the Madras Street and Chester Street East junction. The other dwellings have only one principal façade on Chester Street East and each section was separated by brick and plaster fire walls.

The main façades are symmetrical. The rounded bays with capped roofs, finials and eave brackets relate to the influence of American pattern book architecture of this date particularly that of San Francisco. 86 Chester Street East has semicircular bays on the north facade and square bays with gables on the west facade. The near identical form and scale of these semi-detached townhouses to the remaining pair at 98-100 Chester Street East affords aesthetic significance to these dwellings.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

86-88 Chester Street East have technological and craftsmanship significance for what they may reveal about the use of materials of the time and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. Previously the dwellings also have internal brick and plaster fire walls, an important safety feature for neighbouring timber dwellings, but these have been damaged following the Canterbury earthquakes.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;

recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The setting for 86-88 Chester Street East consists of the immediate land parcel for both dwellings and is a long narrow area of land for the building. With the loss of two of the Chester Street East townhouses some of the contextual significance of 86-88 Chester Street East has been lost. However, the dwellings still have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 98-100 Chester Street East with the degree of consistency and scale being significant. The site of 86-88 Chester Street East on the corner of Madras Street is also relatively prominent and adds to its landmark significance. Grouped townhouses were uncommon in Christchurch during the late colonial era and despite the loss of two of the buildings their heritage value remains. A row of brick terrace townhouses, Blackheath, still remains in Sydenham. The townhouses are in proximity to listed items including the Edmond's Clock Tower, undergoing repairs following the Canterbury earthquakes, and telephone kiosk, as well as the avenue of Poplars along the Avon River between Madras and Manchester Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

ASSESSMENT STATEMENT

86-88 Chester Street East and its setting are of heritage significance to Christchurch including Banks Peninsula. The semi-detached townhouses at 86-88 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use as dwellings until today. The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. 86-88 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for the matching form with 98 -100 Chester Street East. The dwellings have technological and craftsmanship significance for what they can reveal for their use of materials of the time, and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. They have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 98-100 Chester Street East with the degree of consistency and scale being significant. The site of 86-88 Chester Street East on the corner of Madras Street is also relatively prominent and adds to its landmark significance. The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

REFERENCES:

Christchurch City Council, *Heritage File, 86-100 Chester Street East*

Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Semi-Detached Victoria Town Houses – 86-100 Chester Street East - 2011*

REPORT DATED: 19/11/2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Pollard house
ADDRESS 87 Chester Street East
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	England Brothers, architects?
DATE OF CONSTRUCTION	c.1915?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with squat rectangular footprint and gable roof forms. Shingled gable ends, exposed rafters, sunhoods, oriel and bay windows. Casement windows, some with leadlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is close to the road boundary behind a block wall.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, brick pier at south-west corner, corrugated steel roofing.

ALTERATIONS

Garage erected (c.2000).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in 1915, possibly to the design of noted local architectural practise, the England Brothers. The home of Emily Pollard until her death in 1937, the house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. It appears that there was an earlier (pre-1877) dwelling on the site.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Press 25 August 1900, p. 12.

Sun 20 February 1915, p. 16.

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 89 Chester Street East
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey house with elongated footprint and hip roof forms. Forward bay houses garage; inset entry, metal window frames.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary with metal railing fence and sealed driveway.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling (demolished c.2012) and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 90A/90B Chester Street East
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Fulton Ross Team Architecture
DATE OF CONSTRUCTION	2015

STYLE

Contemporary Domestic Revival

PHYSICAL DESCRIPTION

Two-storey duplex with irregular rectangular footprint, gable and flat roof forms. Cross-gabled bay on principal, north-facing elevation features king post truss detail and balcony with batten balustrading. Casement windows and large glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A modern townhouse that responds to the design of the scheduled townhouses on neighbouring properties.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant site

ADDRESS 91 Chester Street East / 200 Kilmore Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

N/A

DATE OF CONSTRUCTION

N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot; low wall and picket fence along road frontage.

MATERIALS/STRUCTURE

Masonry & timber fencing; sealed parking.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

Former residential property that was redeveloped for the NZ Fire Service in the 1960s. Site cleared in c.2020.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



N/A

N/A

CCC

DATE OF CONSTRUCTION

c.1968

STYLE

Utilitarian

PHYSICAL DESCRIPTION

Small, single-storey building with rectangular footprint and flat roof. Double doors on south elevation are flanked by small louvred vents, which along with the adjacent downpipes emphasise the symmetry of the façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building stands close to the road boundary and is open to the footpath.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Electrical infrastructure building that represents the urban development of the area and the vestigial neoclassical corporate imagery that was developed by the City Engineer's office.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 92 Chester Street East
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Fulton Ross Team Architecture
DATE OF CONSTRUCTION	2015

STYLE

Contemporary Domestic Revival

PHYSICAL DESCRIPTION

Two-storey duplex with irregular rectangular footprint, gable and flat roof forms. Cross-gabled bay on principal, north-facing elevation features king post truss detail and balcony with batten balustrading. Casement windows and large glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A modern townhouse that responds to the design of the scheduled townhouses on neighbouring properties.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant site
ADDRESS 94 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A N/A

ARCHITECT/DESIGNER N/A
DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, shrubs, railing boundary fence.

ALTERATIONS

Townhouse (1892) removed from site (c.2011).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant site
ADDRESS 96 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, shrubs, paling boundary fence.

ALTERATIONS

Townhouse (1892) removed from site (c.2011).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 116
*DWELLINGS AND SETTING - 98-100 CHESTER STREET EAST,
CHRISTCHURCH***



PHOTOGRAPH : BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The semi-detached townhouses at 98-100 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The townhouses are two dwellings from a development of eight very similar dwellings, of which four remain following the earthquakes of 2010 – 2011. Widdowson immigrated to Christchurch in the 1850s and undertook the development c. 1892. He was employed for a time by the Provincial Government of Canterbury as an Inspector of Works, as well as time on the North Canterbury Board of Education. Certificates of Title show he purchased the easternmost property of the four sites in 1879 and the further three sections in 1890. Widdowson lived at the property adjacent to the sections he developed from 1880 to 1914 and died a year later in 1915. The Victorian townhouses remained in the ownership of Widdowson's family until 1961. They have continued to be used for both accommodation, office and community purposes up until the 2010-2011 earthquakes. Repair works following the earthquakes are currently being undertaken to the dwellings.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. Residential development in the area east of Madras Street up to Fitzgerald Avenue included a number of single storey Victorian and Edwardian era duplexes of which few survive today.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

98-100 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for their matching form with 86-88 Chester Street East. The only comparable development was the group of two semi-detached two storey dwellings in Churchill Street which were constructed around three years later, and were simpler in form. However, these have been demolished following the Canterbury earthquakes leaving 86-88 and 98-100 Chester Street East as the only developments of this time and type. The Chester Street dwellings are designed in a plain Victorian Italianate style but show the influence of American pattern book architecture of this date particularly that of San Francisco. An early plan shows that all the townhouses were identical in their footprint apart from 86 Chester Street East, which, being on the corner, had two principle façades. The other dwellings have only one principal façade on Chester Street East and each section was separated by brick and plaster fire walls.

The main façades are symmetrical. The rounded bays with capped roofs, finials and eave brackets relate to the influence of Arts and Crafts inspired designs. The near identical form and scale of these semi-detached townhouses to the remaining pair at 86-88 Chester Street East affords aesthetic significance to these dwellings.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

98-100 Chester Street East have technological and craftsmanship significance for what they may reveal about the use of materials of the time and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. The dwellings were built with internal brick and plaster fire walls, an important safety feature for neighbouring timber dwellings, but these have been damaged following the Canterbury earthquakes.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail;

recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The setting for 98-100 Chester Street East consists of the immediate land parcel and is a long narrow area of land for the building. With the loss of two of the Chester Street East townhouses some of the contextual significance of 98-100 Chester Street East has been lost. However, the dwellings still have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 86-88 Chester Street East with the degree of consistency and scale being significant. Grouped townhouses were uncommon in Christchurch during the late colonial era and despite the loss of two of the buildings their heritage value remains. A row of brick terrace townhouses, Blackheath, still remains in Sydenham. The townhouses are in proximity to other listed items including the Edmond's Clock Tower, undergoing repairs following the Canterbury earthquakes, and telephone kiosk, as well as the avenue of Poplars along the Avon River between Madras and Manchester Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

ASSESSMENT STATEMENT

98-100 Chester Street East and its setting are of overall significance to the Christchurch District including Banks Peninsula. The semi-detached townhouses at 98-100 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. They are of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for their matching form with 86-88 Chester Street East. The building has technological and craftsmanship significance for what it may reveal of materials used in construction of the time, and for detailing such as leadlight fanlights, eaves corbelling and internal features such as the stairs. The dwellings have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 86-88 Chester Street East with the degree of consistency and scale being significant. The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

REFERENCES:

Christchurch City Council, *Heritage File, 86-100 Chester Street East*

Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Semi-Detached Victoria Town Houses – 86-100 Chester Street East - 2011*

REPORT DATED: 19/11/2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant site
ADDRESS 102 Chester Street East / 294 Madras Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot. Low concrete nib wall marks road boundary on either side of vehicle access.

MATERIALS/STRUCTURE

Asphalt seal, mature trees on boundary.

ALTERATIONS

House on site removed (c.1980).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Cassidy villa
ADDRESS 106 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1903?

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hip and gable roof forms. Veranda across principal, north-facing elevation has cross-gabled entrance porch and is terminated at the west end by a corner bay with decorative gable end and large, Palladian-style window. Front door has side-and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind solid paling boundary fence in mature garden.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining.

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1903 by James and Ada (nee Sykes) Cassidy. James Cassidy was a lawyer and he died at his home in Chester Street East in February 1920. The house was sold by his widow in c.1922; it was later the residence of Rita and Angus Donaldson and remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

Lyttelton Times 14 February 1920, p. 8.

Press 26 November 1921, p. 18.

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Cuff house / 'Mita House'

ADDRESS 107 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Cornelius Cuff, architect?

DATE OF CONSTRUCTION

c.1895?

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind metal railing fence and screened from view by vegetation. Single-car garage at south-east corner predates c.1940.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining.

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of architect and former City Surveyor Cornelius Cuff between c.1896 and his death in 1901; by 1907 it was a boarding house known as 'Mita House'. By 1918 it had become the family home of Margaret and William MacGibbon, the latter was an accountant. When a fire occurred in the house in 1921 it was occupied by Mrs MacGibbon but owned by a Mrs Dempster. Peter Aitken, a gardener, was in residence with his family by 1926; he died at the property in 1944. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There was a building on the site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Lyttelton Times 16 September 1901, p. 5.

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27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Ferrier house
ADDRESS 109 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Cornelius Cuff, architect?
DATE OF CONSTRUCTION	c.1899?

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable and hip roof forms. Decorative bargeboards, boxed bay windows double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set close to road boundary behind paling fence.

MATERIALS/STRUCTURE

Plaster and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Minor addition at north-west corner (c.1980?).

RATING

Defining

REASON FOR RATING

A late Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of Claude Ferrier in 1902; in 1891 Ferrier had married Emma Cuff, the daughter of Cornelius Cuff who lived at 107 Chester Street East, which raises the possibility that Cuff designed the house for his daughter and her husband. It was called 'Lyndal' by a Mrs Fox, a masseuse and midwife, who lived there in the late 1900s. Michael Riordan (Reardon) was in residence in 1920 and William Shaw, a foreman, in 1926. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Lyttelton Times 16 September 1901, p. 5.

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27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Brett / Andrews house

ADDRESS 110 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1882?

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with square footprint and hip roof forms; single-storey extension at south-east corner. Veranda across principal, north-facing elevation. Faceted bay windows flank central door on ground floor; shutters on first floor windows above veranda. Bracketed eaves and double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind picket fence in mature garden.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extension at south-east corner (c.2010?).

RATING

Defining.

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1882, possibly for Colonel James De Renzie Brett (1809-89). Solicitor Henry Douglas Andrews was in residence at the turn of the 20th century; the house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Lyttelton Times 17 June p. 5 & 3 August 1889, p. 8.

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27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house replaced an earlier one on the site; it remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There was an earlier cottage on this site, matching the pre-1877 cottages that are still extant at 341, 345 and 347 Barbadoes Street.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Russell house
ADDRESS 114 Chester Street East
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1884?

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with elongated footprint and hip roof; single-storey L-shaped extension at rear. Flared veranda across principal, north-facing elevation has paired posts and decorative wrought-iron lacework. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind solid metal panel fencing (late 2010s) in mature garden.

MATERIALS/STRUCTURE

Rusticated and lapped weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (c. 2010?).

RATING

Defining.

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1884 for Thomas and Helen (nee Stringer) Russell, who had married in 1874. Thomas Russell, who died in 1935, was an accountant. In the 1910s and 1920s rooms were offered for let in the house; it remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 1-5/115 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	SummitBuild, builders
DATE OF CONSTRUCTION	2022

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gabled roof forms. Weatherboard feature panels on west and south walls, casement type fenestration with glazed sliding doors providing access to private decks adjacent to Barbadoes Street road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

Occupying almost the full length of the site behind picket fencing and vegetation.

MATERIALS/STRUCTURE

Timber framing, vertical weatherboard and masonry cladding, metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

New townhouse development on the former site of two earlier dwellings.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. This building has recently replaced two earlier houses on the site.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site in 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

15 July 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former De Veaux house

ADDRESS 116 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1884?

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof; gabled wing at rear. Principal, north-facing elevation features first floor sunroom over enclosed veranda with recessed entry at east end. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Single-car garage (extant by early 1940s) and parking space in front yard with paling fence beyond.

MATERIALS/STRUCTURE

Lapped weatherboard and shingle cladding, corrugated metal roofing.

ALTERATIONS

Veranda/first floor balcony enclosed (1930s?)

RATING

Defining.

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in the mid-1880s and acquired by Augustus De Veaux (died 1906), an accountant, in c.1885. De Veaux's widow Annie (nee Thompson) sold the property in c.1925. Through the later 1920s and 1930s rooms in the house were available to let and when it was placed on the market in 1943 the building had been divided into three flats. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Press 25 July 1925, p. 24; 12 June 1943, p. 10.

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Holliss house
ADDRESS 118 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-1890s?

STYLE

Double bay villa with bungalow addition

PHYSICAL DESCRIPTION

Single-storey dwelling with H-shaped footprint and gable roof forms. Principal, north-facing elevation features main entrance door flanked by cross-gabled bays with a secondary entrance in a side wing on the eastern elevation. Double-hung sash and casement windows. Main door has side- and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a trimmed hedge.

MATERIALS/STRUCTURE

Lapped weatherboard, corrugated metal roofing.

ALTERATIONS

Addition to east elevation (1920s?).

RATING

Defining.

REASON FOR RATING

A late Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been the home of Lucy Holliss, the widow of James (died 1888) who worked for the Telegraph Department in Lyttelton, from the mid-1890s until her death in 1921. From the mid-1910s, if not earlier, rooms were offered for let in the house and by 1945 advertisements were being run offering a bed and breakfast service to Christchurch visitors. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 119/119A-D Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 2019

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse group with rectangular footprint and gable roof forms. Casement windows, front and side entries with portal frame motif.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary with no vehicle access. Vegetation, free-standing letterboxes and pergola style entrance porch to front unit mark road boundary.

MATERIALS/STRUCTURE

Plaster cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse development that replaced earlier dwellings on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

Townhouses

1-6 / 120 Chester Street East
Christchurch

HNZPT LIST ENTRY STATUS

N/A

Unknown

с. 2000

Contemporary

Two-storey townhouse group with elongated rectangular footprint; flat and gable roof forms. Multi-panel casement windows; recessed entries on east elevation.

Positioned near the road boundary behind a railing fence with brick piers.

Brick, fibre-cement & weatherboard cladding, corrugated metal roofing.

N/A

Neutral

A modern townhouse development that replaced an earlier, pre-1900 dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS Units 1 & 2 / 123 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey duplex townhouse with rectangular footprint and gable roof. Side entries, single-car garaging and first floor balconies on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary with vehicle access along western boundary. Paling fence screens outdoor living space of front unit.

MATERIALS/STRUCTURE

Concrete; corrugated metal roofing.

ALTERATIONS

Front unit exterior remodelled (c.2018).

RATING

Neutral

REASON FOR RATING

A modern duplex townhouse that replaced an earlier large-scale building on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Little / Jones house

ADDRESS 124 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1880

STYLE

Square plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hip roof forms. Principal, north-facing elevation features recessed entry flanked by multi-pane windows; cornice over openings supported by consoles at doorway.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary behind a brick and railing fence.

MATERIALS/STRUCTURE

Plastered brick, corrugated metal roofing.

ALTERATIONS

North-facing windows replace (date unknown). Rear (south elevation) addition (c.2000?)

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of Mrs MA Little by the mid-1880s and then of Joseph Jones, an ironmonger. It was available for rental in the early 1910s and mid-1920s. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wheeler house
ADDRESS 125 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-1880s?

STYLE

Bay cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gable roof forms. Principal, south-facing elevation features enclosed entrance porch with shed roof flanked by gabled bay; latter extends over driveway on eastern boundary. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near road boundary behind a paling fence.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Cottage remodelled with new windows and bay added (c.1910?). Extended to rear (c.1965); porch enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. In 1910 the house was described as a 5-room cottage, which was available for rent and would be renovated for good tenants (*Star* 5 November 1910, p. 8). From the late 1910s into the mid-1920s it was the home of William Wheeler, a bootmaker; a Mr Geddes purchased the property at auction for £505 in 1920. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Anderson/Tapling house
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PHOTO

CHRISTCHURCH DISTRICT PLAN STATUS

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

PHYSICAL DESCRIPTION

CONTEXT/SETTING/LANDSCAPE FEATURES

MATERIALS/STRUCTURE

ALTERATIONS

RATING

REASON FOR RATING

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of Thomas Anderson, a plasterer, by the mid-1880s and then of Johannah Tapling between c.1900 and her death in 1915. In 1908 the house was being advertised for rent; it remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house may have been built in 1882; in November of that year it was being offered for rent. It was the home of Alfred Thornton, an upholsterer, by the mid-1880s and in the late 1890s unfurnished rooms were available in the house to let. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 129 Chester Street East
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gable roof. Two, single-car garages on ground floor of principal, south-facing elevation. Casement windows, overhanging eaves with exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary with low brick walls framing garden beds on either side of concrete driveway.

MATERIALS/STRUCTURE

Concrete block, vertical board cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Parker/Stevens house

ADDRESS 130 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1880

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable roof forms. Principal, north-facing elevation has central entry flanked by casement-and-fanlight type windows. Shingled gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundaries behind a picket fence.

MATERIALS/STRUCTURE

Fibre-cement and shingle cladding, corrugated metal roofing.

ALTERATIONS

Reroofed; original square plan cottage given bungalow 'makeover' (c.1950).

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of Frederick Parker, a clerk, by the mid-1880s and in 1897 a Miss Stevens announced that she was offering dressmaking services from her new home. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME 'Matapuna' / former Myhre house

ADDRESS 131 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Veranda across principal, south-facing elevation has decorative brackets atop the posts. Central door flanked by paired double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a low picket fence; gravel parking in front of the house.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An Edwardian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Walter Grummitt, a draper, built the houses at 131, 1353 and 137 (demolished c.1975) Chester Street East in c.1900. Grummitt (c.1856-1939) appears to have lived in 133 in 1903 and then moved into 137; he offered 131 and 133 for sale in 1922. In 1903 Grummitt's business partner Charles Myhre was in residence in 131; it was later the home of Jonathon Hamilton, a clerk, in the late 1910s; George Atmore (1923) and Edgar Williams, an engineer (1926), were later residents. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Press 15 February 1922 p. 14; 23 September 1935, p. 13.

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

PHOTO

CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

PHYSICAL DESCRIPTION

CONTEXT/SETTING/LANDSCAPE FEATURES

MATERIALS/STRUCTURE

ALTERATIONS

RATING

REASON FOR RATING

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Walter Grummitt, a draper, built the houses at 131, 133 and 137 (demolished c.1975) Chester Street East in c.1900. Grummitt (c.1856-1939) appears to have lived in 133 initially and then moved into 137; he offered 131 and 133 for sale in 1922. Jonathan Simpson, a surveyor (1923) and the Rev Herbert Brahn, a Lutheran minister (1926), were later residents. The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Press 15 February 1922 p. 14.

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 1-8 / 137 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey cluster of four buildings with rectangular footprints and gable roofs. Metal casement windows; first floor balconies on north-west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned at an angle to the roadway with a low block wall marking the road frontage; driveway along eastern boundary provides access to garaging at the rear of the lot.

MATERIALS/STRUCTURE

Concrete block, board-and-batten cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern apartment complex that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME 'Chester Cottage'
ADDRESS 139 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1860?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and gable roof. Side entry on east elevation, double-hung sash windows; west elevation features two, small, multi-pane windows. Name/date plaque on principal, south-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind a picket fence.

MATERIALS/STRUCTURE

Roughcast plaster cladding, corrugated metal roofing.

ALTERATIONS

Roughcast cladding (date unknown).

RATING

Defining

REASON FOR RATING

A very small colonial cottage that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Either Mrs Frances Vincent, a nurse, or Mrs Sarah Ann Carter appear to have been in residence around the turn of the 20th century. Mrs Eva Heighway was a later resident (1920s). The cottage remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 1-7 / 140 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse block with off-set rectangular footprint and gable roof forms. Casement windows; inset balconies on northern elevation of first floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a paling fence; vehicle access off Barbadoes Street.

MATERIALS/STRUCTURE

Masonry, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse development that replaced earlier buildings on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. The site was previously occupied by the Acetone Illuminating & Welding Company factory (early 1920s).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cottage
ADDRESS 141 Chester Street East
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1870?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gable roof. Veranda on principal, south-facing elevation is terminated by later addition. Faceted bay window on east elevation; varied fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundaries behind a picket and paling fences.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Addition at south-west corner (pre-1940).

RATING

Defining

REASON FOR RATING

A Victorian cottage that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Mrs Frances Vincent, a nurse, may have been in residence around the turn of the 20th century. Edward Trendle, a tobacco pipe maker (c.1920), and Henry Burt (1923) were later residents. The cottage remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 1/142 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2016

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse with rectangular footprint and gable roof. Side entry, casement type fenestration; gable end has overhanging eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a solid panel and metal railing fence; driveway on eastern boundary provides access to matching townhouses at rear.

MATERIALS/STRUCTURE

Masonry and vertical board cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse that replaced an earlier dwelling (demolished c.2011) on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

27 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1905; by 1907 it was the home of Margaret and Alex Kirkwood, the latter was a herbalist. In the early 1930s the house was being advertised as offering bedsitting rooms to let; it remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Groves cottage
ADDRESS 145 Chester Street East
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1862

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and saltbox roof. Off-centre door on principal, south-facing elevation is flanked by modern paired and triplet windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind picket and paling fences.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Enlarged (c.1870?). Reroofed, windows replaced (2015).

RATING

Defining

REASON FOR RATING

A colonial cottage that represents the historic residential development of the area and has been recently conserved.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The cottage was offered for sale by George Groves, who had owned the property since March 1862, in March 1863. At the time it was described as a two-roomed house with a brick chimney. A sale notice published in the *Star* in July 1874 implies that the cottage had been extended to accommodate four rooms by that time. Between 1875 and 1901 the cottage was owned by members of the Potts / Meng family and it appears that it was a rental property well into the 20th century. By the early 1890s, for example, the house was the home of David Baillie, a labourer. Miss Garland BA was in residence in c.1910 and between 1917 and 1920 the estate of Thomas Wintle was offering the property for sale. Harry Savage, a saddler, was in residence in 1920 and Lesley Luff, a foundry hand, lived at #145 in 1926. Grover John Pierce owned the property between 1920 and 1959; it has changed hands a number of times since that date and remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Press 4 March 1863, p. 5.

Star 3 July 1874, p. 2.

<http://greatgrandmaswickerbasket.blogspot.com/2012/05/the-meng-childrens-stepmother.html>

REPORT COMPLETED

31 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

ITEM NAME	former Thompstone cottage
ADDRESS	147 Chester Street East Christchurch

HNZPT LIST ENTRY STATUS

N/A

Unknown

Later 1860s?

Vernacular cottage

Small single-storey dwelling with rectangular footprint and hip roof. Inset central entry flanked by four-square windows; fire walls along east and west elevations.

Positioned close to road boundary behind a low hedge; no vehicle access to the site.

Weatherboard and plastered brick cladding, corrugated metal roofing.

Rear lean-to altered (post 1985).

Defining

A small colonial cottage that, while somewhat modified, represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The property was owned by [?] Johnston from May 1860 until December 1869. Between January and April 1870 Jane and Francis Thompstone, an engraver, were the owner/occupiers of this cottage. It appears to have been a rental subsequently; in the late 1880s and early 1890s, for example, the house was home to George Chaney, a bootmaker. Gavin Loudon, a leadlight maker, was in residence in 1916; by 1920 the property was occupied by Charles Flutey, a labourer. The property was owned by WG Mason & J Henderson in 1926 but rented to others; it remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Lyttelton Times 8 March 1870, p. 2.

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

PHOTO



N/A

Unknown

c.1905

Bay villa

An Edwardian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1905; by 1907 it was the home of Louisa and David Stranaghan; the latter was a commission agent. In 1916 warehouseman Emil Hoffmann was in residence, although David Stranaghan was still the owner in 1920 when a survey plan for neighbouring properties was drawn up (DP 5583). The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flats

ADDRESS 1-6 / 150 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey apartment building with offset rectangular footprint and gable roof forms. Overhanging eaves, metal window joinery; first floor balcony on west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a low block wall; driveway along western boundary.

MATERIALS/STRUCTURE

Concrete block; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern apartment building that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Hunter house
ADDRESS 154 Chester Street East
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1895?

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable and hip roof forms. Gabled bay terminates north-facing veranda, which has decorative frieze and brackets. Hood moulding over windows in faceted bay window. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a picket fence; single-car garage at north-west corner predates c.1940.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Front door replaced (date unknown).

RATING

Defining

REASON FOR RATING

A late Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1895; in the late 1890s it was the home of James Bradford, in 1903 Mrs Elizabeth Harper was in residence and by 1907 it was the home of Henry WS Heilyer, a warehouseman. In 1916 photographer Arthur Peverill was in residence but it may have been a rental property throughout this period as it appears that a Mrs Hunter was the owner in 1895 and still held the property when it was offered for sale in 1920 (DP 5205). The house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Chester Street East Reserve

ADDRESS 160 Chester Street East
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

CCC

DATE OF CONSTRUCTION

c.2015

STYLE

Open space reserve

PHYSICAL DESCRIPTION

Grassed reserve with trees and shrubs on the perimeter; areas for play and gardening. Metal railing and post and chain fencing on street boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Pocket park bordered by residential properties.

MATERIALS/STRUCTURE

Lawn, trees and shrubs, concrete paving, metal railings.

ALTERATIONS

Landscaping upgraded (c.2015).

RATING

Neutral

REASON FOR RATING

Recreational reserve from which three earlier dwellings have been removed; the reserve provides a recreational amenity for members of the community.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. One of the houses that stood on the site appears to have been removed in c. 1980; the other two were demolished after the Canterbury Earthquakes. The site was acquired by CCC in 2010 and the landscaping upgraded in c.2015.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
<http://resources.ccc.govt.nz/HaveYourSay/chesterstreeteastreserveleaflet.pdf>

REPORT COMPLETED

28 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Robertson / Scarlett house

ADDRESS 6 Dawson Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

William Gladden, builder?

DATE OF CONSTRUCTION

1860s/1870s

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and saltbox roof. West elevation addressing the roadway has three windows; entry via glazed doors on north elevation. Casement-and-fanlight type fenestration; metal flued chimney at south end.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind a block and paling fence; occupying almost the full width of the lot. Garage, lawn and paved parking area north of house.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Central door on west elevation replaced by window; awning added to same elevation (date unknown). Fenestration replaced (1920s?). Extended to rear (c.1970?)

RATING

Defining

REASON FOR RATING

A small colonial cottage that, while somewhat modified, represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The property was owned by William Gladden, a carpenter, between 1860 and 1913. The cottage was extant by 1877 and appears to have been a rental during Gladden's tenure. By the early 1880s, for example, it was the home of John Robertson, a compositor. Joseph, a carpenter, and Mary (nee Hickling) Scarlett lived in the cottage from the mid-1890s until Joseph's death in 1909. In 1913 Mary Scarlett purchased the property and was still in residence in 1916; in the same year Thomas Scarlett lived at # 13. William Scarlett, who may have been Joseph's brother, was in residence at # 6 in 1917. Later residents include William Poad, a driver, in 1947; the cottage remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Press 5 April 1909, p. 1.

REPORT COMPLETED

31 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flats
ADDRESS 1-3 / 7 Dawson Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and shallow gable roof. Single-car garage at south end of principal, east-facing elevation. Large glazed door and window panels, overhanging eaves; first floor balconies on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned parallel to the road; mix of paved parking and vegetation along the road frontage.

MATERIALS/STRUCTURE

Concrete block, vertical board accents over windows; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern block of flats that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 8/10/12 Dawson Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1980s?

STYLE

Contemporary villa

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gable roof forms. First floor balconies on west elevation have trellised balustrading; glazed sliding doors below. Three single-car garages flank the units, two in the north and one in the south.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned parallel to the road; paved parking and paling fence along the road frontage.

MATERIALS/STRUCTURE

Concrete block, plastered masonry; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern block of flats that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. A building was located on the southern portion of this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

29 August 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Bowden house

ADDRESS 11 Dawson Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1920?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable roof forms. Principal, east-facing elevation has veranda with decorative brackets and frieze. Central entry flanked by triplet window to the south and paired window to the north; both of casement-and-fanlight type. Single-car garage and carport to south of house.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned parallel to the road; mix of paved parking and paling fence along the road frontage.

MATERIALS/STRUCTURE

Rusticated weatherboard and shingle cladding; corrugated metal roofing.

ALTERATIONS

Garage addition (late 1980s?); northern lean-to & carport additions (c.2016). Gable end reshingled (c.2018?).

RATING

Contributory

REASON FOR RATING

A modified bungalow that maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. William Herbert Bowden, a labourer, was in residence in 1925, the year in which he was declared bankrupt. Bowden was a former stonemason and returned soldier with a wife and three children; he reported that a shoulder wound incurred during the war had led to his poor financial situation. George Weston owned four houses located at what are now 7, 11 & 13 Dawson Street in 1927; likely they were all rentals at this time as Weston's address was given as Gloucester Street on the survey plan drawn up in that year (DP 8341). In 1947 Jonathan Sharpe, a storeman, was in residence; the house remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Star 8 April 1925, p. 7.

REPORT COMPLETED

29 August 2021

AUTHOR

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Services

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 13 Dawson Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	William Fulton, architect
DATE OF CONSTRUCTION	Mid-2000s

STYLE

Contemporary colonial

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gable roof forms. Casement windows, glazed sliding doors. First floor balcony on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Paling fence along the road frontage; house set within garden with paved parking area at south-east corner.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A single-family dwelling with a built form that maintains the historic residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Thomas Scarlett, a driver, lived at this address in 1916; family members also resided at #6 in the same year. In 1921 WM Higham owned the property and a Mrs Kelly was the occupier (DP 5929). George Weston owned four houses located at what are now 7, 11 & 13 Dawson Street in 1927; likely they were all rentals as Weston's address was given as Gloucester Street on the survey plan drawn up in that year (DP 8341). The house was removed and a new one built in its place in the mid-2000s; it remains in private residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 319
DWELLING AND SETTING – 250 KILMORE STREET,
CHRISTCHURCH



PHOTOGRAPH: M. VAIR-PIOVA 9/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

250 Kilmore Street has historical and social significance as inner city colonial-era dwelling, an early example of many similar homes built in the period 1875-1910 to house the city's working population in this part of the city near the Avon River.

Dawson Street (earlier David Street and Carter's Lane) was an early inner city residential area, existing before 1862. At that time there was a small building at what would become 250 Kilmore Street. By 1877 it had been replaced by a larger building, the footprint of which resembles that of the present dwelling. Many homes in this area originally provided accommodation for workers at the nearby Ward's Brewery. This dwelling is a now rare reminder of this era of dwelling in this part of central Christchurch. Through its history this particular dwelling has been home to residents working in a variety of lower income occupations including Frederick White a lamplighter who lived there from 1911-1914. From 1922 – 1930 John Preece, gentleman was the owner, and it appears he leased it to James Adol Black, telegrapher, Matheson, plumber and Joseph Tully compositor. Mary Le Page,

spinster was the owner from 1931-1942. Dorothy Robinson was the owner for a short time, then ownership passed to Annie Rouse and then in 1947 to Arnold Bott, coal merchant who retained ownership through to 1981. The building remains a residence.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

250 Kilmore Street has cultural significance as it demonstrates the way of life of working families in mid Victorian Christchurch, and for its long history of continued use.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

250 Kilmore Street has architectural and aesthetic significance as an intact example of an early square-plan villa, apparently dating from the early to mid 1870s. The villa form with its distinctive hipped roof and symmetrical plan gradually succeeded the gabled cottage form during the 1870s to become the dominant house type after 1880. This particular dwelling has retained a high degree of integrity and many of its original architectural details. It is a single-storey weatherboard villa with a rusticated weatherboard facade, a hipped roof and a bull-nose veranda with cast iron lacework. The verandah is likely to be a turn of the century addition. On the Kilmore Street elevation, the central entrance is flanked by narrow paired sash windows. Interior features include an early twentieth century leadlight window above the front door, wooden fire surrounds with cast iron registers, and four-panel doors.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The villa has technological and craftsmanship significance for its evidence of methods of construction and use of materials in colonial Christchurch for residential dwellings.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

250 Kilmore Street has contextual significance in the eastern inner city. Historically the eastern inner city residential area contained a broad socio-economic mix, a wide variety of housing types and ran up to the edge of the central business district. During the second half of the twentieth century, the area has retreated in extent and become both more concentrated - with a greater number of apartments and flats - and more homogeneous - with a consistent lower socio-economic demographic. Kilmore Street has a mix of commercial, public and residential buildings along its length. The villa sits in a block between

Fitzgerald Avenue and Barbadoes Street which is largely residential, although, typically, commercial buildings dominate the corner sites at street intersections.

The setting consists of a rectangular parcel of land on the corner of Kilmore and Dawson Streets. This parcel was subdivided before 1862. The villa is located at the Kilmore Street frontage, with an open backyard. There are substantial plantings around the house.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

250 Kilmore Street has archaeological significance because it has the potential to provide archaeological evidence relating to past construction methods and materials, and to human activity on the site, including that which occurred before 1900. There was a dwelling on the site in 1862; the present dwelling appears to date from the 1870s.

ASSESSMENT STATEMENT

The dwelling at 250 Kilmore Street has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as inner city colonial-era dwelling, a now rare and comparatively intact early example of many similar homes built in the period 1875-1910 to house the city's working population. The dwelling has cultural significance as it demonstrates the way of life of working families in mid Victorian Christchurch. The dwelling has architectural and aesthetic significance as an early square-plan villa that maintains a high degree of physical integrity. The dwelling has technological and craftsmanship significance as a demonstration of methods of construction and use of materials in colonial Christchurch. The dwelling has contextual significance as part of an inner-city streetscape that still retains much of its original residential character. The building has archaeological significance as a pre-1900 building in an area that saw residential development from at least 1862.

REFERENCES:

CCC Heritage File – 250 Kilmore Street

John Wilson et al *Contextual Historical Overview of Christchurch* (Christchurch City Council, 2005)

REPORT DATED: 10/02/2015

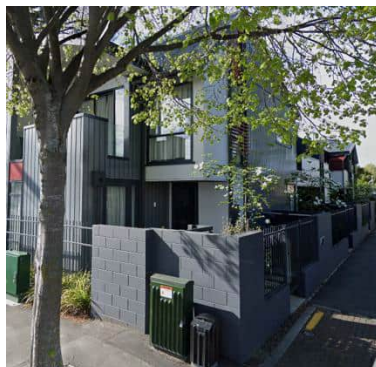
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PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flats
ADDRESS 254 Kilmore Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2014

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with irregular rectangular footprint and gable roof forms. First-floor balconies; small service courtyards along western boundary. Casement windows, vertical batten detailing.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building occupies almost the full site; mix of block wall and metal railing fencing along the road frontages. Driveway access to single-car garages along eastern boundary.

MATERIALS/STRUCTURE

Vertical weatherboard-style cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern block of flats that replaced an earlier large-scale building on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The city maps of 1862 and 1877 show small buildings at the corner of Kilmore Avenue and David Street/Carter's Lane (renamed Dawson Street in 1916). In 1913 Florence Craig opened Somerset Private Hospital in a new, purpose-built facility on the site. The venture continued until c.1923, after which time the building operated as a bed and breakfast and boarding house. Known variously as Somerset House, Whiteleigh House and 'Ballymena' in the later 1920s, the two-storey building survived into the early 2010s. The site was redeveloped for five, two-storey flats in c. 2014; the complex remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

Lyttelton Times 16 October 1913, p. 3.

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Please refer to the District Plan for the most up to date mapping for the area.

Comprised of the houses and park situated in Gosset, Carrington and Jacobs Streets, and parts of Malvern, Rutland, and Westminster Streets, Roosevelt Avenue and Innes Road.

Summary of Current Heritage Protection and Recognition:

There are no Heritage New Zealand Pouhere Taonga listed historic places within this area, nor are any of the buildings or structures individually scheduled as heritage items in the Christchurch District Plan.

Christchurch District Plan Zoning

The Heritage Area (HA) is zoned Residential Suburban Density Transition (RSDT) in the Christchurch District Plan, with the exception of Malvern Park, which is zoned Open Space Metropolitan Facilities and Open Space Community Parks. Most of the properties are located within Character Area Overlay 11 in the operative plan, with the exception of those fronting Rutland Street, between Malvern and Westminster Streets. [CA 11 also takes in the east side of Roosevelt Avenue between Malvern and Westminster Streets, which is not included in the HA.¹]

¹ The block formed by Malvern, Courtenay [Roosevelt], Dee and Cranford Streets, as well as the east side of Cranford Street between Dee and Malvern Streets, was subdivided by the CPT in 1929.

Summary of Heritage Values

This Heritage Area, comprising 113 houses, a church and a local park, represents the development of an interwar 'bungalow' suburb in St Albans.

The HA is located within a basin formed by the Pūharakekenui-Styx River in the north and Ōtākaro-Avon River in the south. The former was an 'important kāinga mahinga kai (food-gathering place) for the local Ngāi Tahu hapū of Ngāi Tūāhuriri' and the latter was an 'important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshlands of Christchurch'.² Set aside as endowment land for the Anglican Church, Rural Section 324 was leased in the later 19th century for farming, market gardening and as a cricket ground. The enabling residential subdivision was undertaken by the Anglican Church Property Trustees (CPT) in 1923 to provide funds for church activities. The land parcel was then built up over the following decade to provide middle-class housing close to the Cranford Street tramline and the central city. The CPT gifted or sold the land for Malvern (Rugby) Park and the street names reflect the historic origins of the development.

The houses within this area are typically California Bungalow style dwellings that retain a high level of integrity and authenticity. Predominantly single-storey houses of timber construction, the houses in the HA were built to address the street and sited to accommodate driveways and garaging for privately owned vehicles. Early householders were civil servants, tradesmen, and members of the professional and managerial classes.

The subdivision is framed by the curvilinear form of Westminster Street, which follows the path of St Albans Creek, and the bipartite rectangular form of Malvern (Rugby) Park.



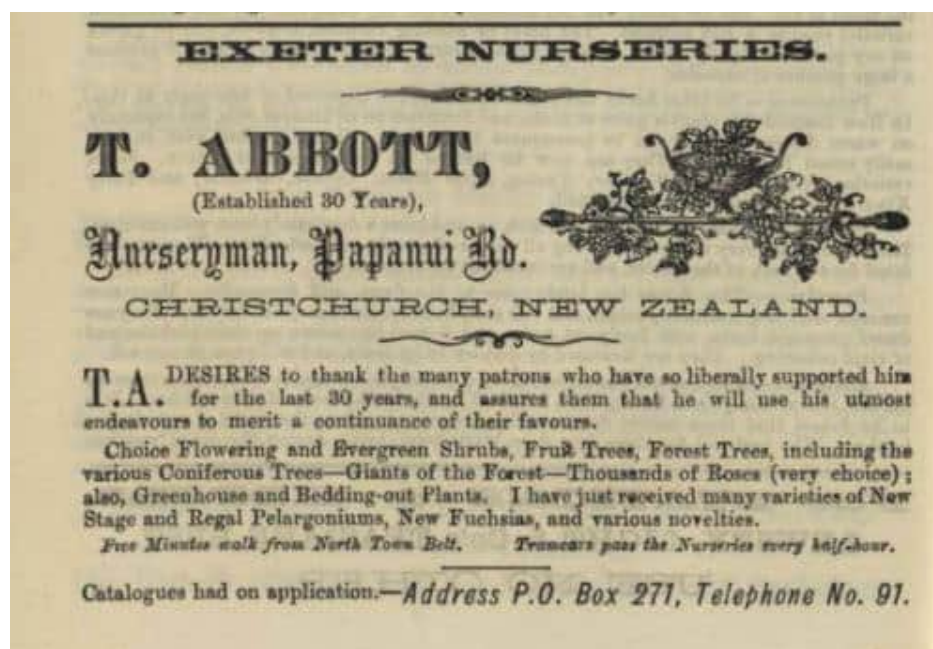
² <https://www.kahurumanu.co.nz/atlas>

History of Subdivision and Development

The land that was subdivided by the Anglican Church Property Trustees in 1923 lies within the basin that is delineated by Pūharakekenui-Styx River in the north and Ōtākaro-Avon River in the south. The former was an 'important kāinga mahinga kai (food-gathering place) for the local Ngāi Tahu hapū of Ngāi Tūāhuriri' and the latter was an 'important part of the interconnected network of traditional travel routes, particularly as an access route through the swampy marshlands of Christchurch'.³ Smaller waterways running through the basin, including St Albans Creek which determines the shape of the southern boundary of the HA, are a reminder of the natural and cultural landscape over which the modern city was developed.

Following the Canterbury Association survey of Christchurch in 1850, Rural Section 324 was set aside as endowment land for the Anglican Church. Within what was to become the Borough of St Albans, the CPT held several rural sections in addition to the 100 acres of RS 324; RS 324A consisted of 50 acres, whilst 243F and 243B comprised 100 acres each. According to the Federation of University Women Canterbury Branch's local history of St Albans, the 'Church held onto its rural sections until much of the land around had been developed. The slow subdivision of these Church lands in St Albans, it was believed, greatly impeded the growth of the district for many years'.⁴

The church's holdings did not remain entirely undeveloped, however. RS 324 was leased for agricultural use to local farmers, including George Dickinson (see below), some roads were put through and, thanks to Dickinson's efforts, in c.1880 St Albans Cricket Ground was located on the site of what is now Malvern Park. Between 1884 and 1895 nurseryman Thomas Abbott of Exeter Nurseries ran part of the biggest nursery in the province on land leased from the CPT in what is now the HA. It appears that Abbott may have taken over the Chinese market gardens on Rural Section 324 that were accessed from Chinaman's Road (later Rutland Street). The lease of these 'thoroughly stocked gardens' was for sale in January 1884, having apparently been sub-leased from George Dickinson by Lee Tung Cheon, Ma Chin Lung, Lee Tow and Gee Won.⁵



Advertisement for Exeter Nurseries, The Southern Provinces Almanac, Directory, Diary and

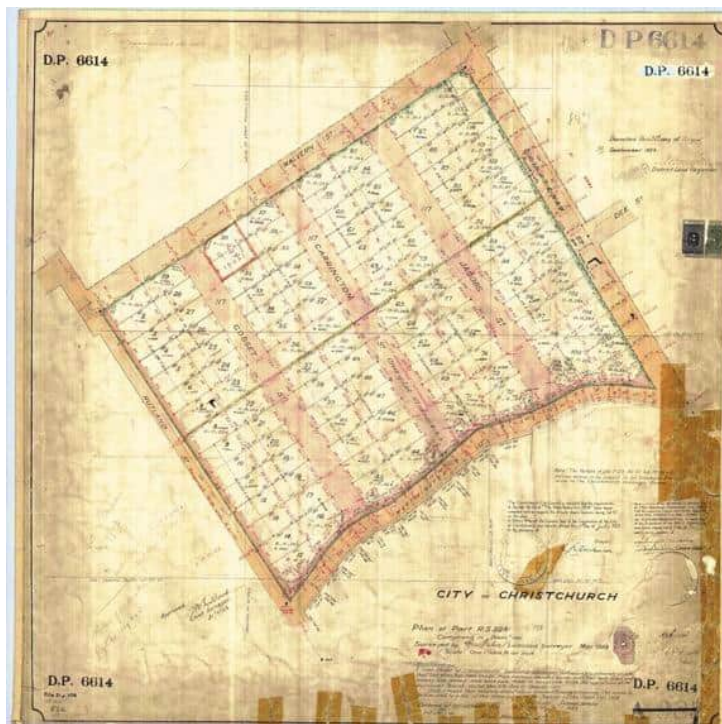
³ <https://www.kahurumanu.co.nz/atlas>

⁴ NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs*, p. 17.

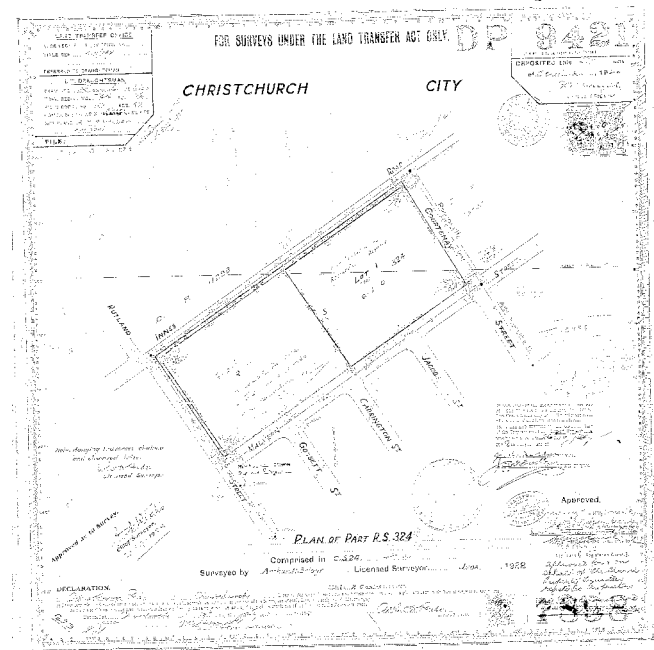
⁵ *Press* 2 January 1884, p. 4.

Year-Book for 1890, CanterburyStories.

As it was drawn up for the CPT in 1923, Deposit Plan 6614 created 116 residential lots and three new streets. Five years later, DP 9421 formalised the dimensions of the parkland that the CPT had set aside on the northern side of Malvern Street. This action not only maintained the historic sporting use of the land and finally realised St Albans Borough Council's ambition to acquire part of RS 324 for use as a recreation reserve, but it also, according to the trustees, created a more desirable recreation space within their overall land holdings, rather than surveying a number of smaller pocket parks each time they undertook a subdivision. The CPT had previously gifted the eastern half of what is now Malvern Park to the Christchurch City Council in 1922; initially the council had first right of refusal to buy the western portion. After the council decided that the purchase price was too high, the Canterbury Rugby Union purchased the western parcel from the CPT in 1926; it was officially opened as Rugby Park on 26 July 1929.



Plan of Part Rural Section 324; DP 6614, dated May 1923. LINZ.

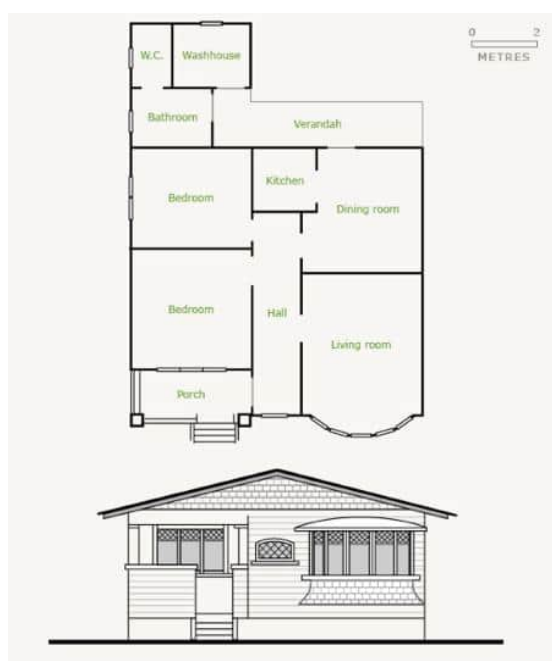


Plan of Part RS 324 on behalf of the Church Property Trustees, dated June 1928. LINZ.

The first of several auctions of the house lots within the new subdivision was held on 30 May 1923; the *Wise's Post Office Directory* of 1926 indicates that the first tranche of houses were by then in occupation. In March of the same year the city council agreed to erect street lights 'at the junction of Malvern street with Gosset, Carrington and Jacobs streets'; lights at the Westminster Street end of all three streets, as well as Courtenay Street, had been approved in December 1924.⁶ The subdivision was close to the terminus of the Cranford Street tramline (1910) but the house lots were also of sufficient width to allow residents to build a driveway and garage if they owned their own car. The opening of a Mission Church in Courtenay Street in 1928 signifies both the increasing residential density of the area and an ongoing connection with the Anglican Church.

In the early years of the new subdivision the head of the household was generally a man who might be a tradesman, civil servant, manager or travelling salesman. Retired Baptist minister the Rev John Takle and his wife Maude moved into 34 Jacobs Street in 1926 and in the same year 30 Carrington Street was the home of Grace and Arthur McSherry, a government employee. One of the few two-storey houses in the area (29 Westminster Street) was the home of Ethel Sheate, a widow, from c.1925 and teacher Walter Robinson lived at 27 Gosset Street with his wife Irene in 1930. It seems likely that builders Frederick Wilkinson (11 Gosset Street) and William Newman (16 Malvern Street) built their own homes and others in the subdivision.

As is to be expected in the later 1920s and early 1930s, the California Bungalow style was favoured for the houses in the new subdivision. In the first two decades of the 20th century the bungalow gradually usurped the villa as the predominant housing style for middle class home builders and buyers. The impact of the 'bungalow craze', as some commentators put it, was evident in the greater emphasis on horizontality brought about by a lower roof pitch than the villa, as well as the use of timber shingles, casement and fanlight type windows and a more open floor plan. These were houses designed to accommodate the labour-saving efficiencies brought about by electrical power and lighting and intended to promote a less formal and more 'natural' lifestyle than the villas of the Victorian and Edwardian eras.



Floor plan and principal elevation of a typical bungalow. *Te Ara The Encyclopedia of New Zealand*.

⁶ *Press* 20 March 1926, p. 9.

By the late 1930s some homeowners were already undertaking renovations to their bungalows, typically creating additional floor space in the roof that was then lit by dormer windows. At the same time the Canterbury Rugby Union erected the first major building, a grandstand, on Rugby Park. Since the Canterbury Earthquakes the park has seen further building works, which share the site with the 1929 CRU Jubilee entrance gates that overlook the intersection of Rutland and Malvern Streets. Relatively unchanged since the mid-20th century, the subdivision's bungalows display little sign of the impact the earthquakes have had upon the city.

PRELIMINARY NOTICE.

IMPORTANT AUCTION SALE.

116 CHOICE BUILDING SECTIONS.

WEDNESDAY NIGHT, MAY 26th,
AT 7 P.M.

ON ACCOUNT OF THE CHURCH
PROPERTY TRUSTEES.

IN OUR LAND SALE ROOMS, CORNER
CASHIEL AND MANCHESTER STREETS.

THE SECTIONS HAVE FRONTAGES TO
WESTMINSTER STREET, RUTLAND
STREET, MALVERN STREET, AND
COURTENAY STREET, ST. ALBANS,
AND FRONTAGES TO THE THREE
NEW STREETS, namely, GOSSET
STREET, CARRINGTON STREET AND
JACOBS STREET, with concrete channelling
and wide footpaths, asphalted.

The Western End of the Block is close
to St. Albans street, and the Eastern End is
within two minutes of the Cranford street
tram terminus.

ALL THE SECTIONS HAVE LIBERAL
FRONTAGES AND ARE VERY LEVEL.
BEAUTIFUL GARDEN SOIL, WILL
GROW ANYTHING, WELL DRAINED
H.P. WATER SUPPLY, GAS AND ELEC-
TRIC LIGHT WILL BE AVAILABLE.

VERY EASY TERMS OF PAYMENT,
namely 10 per cent. deposit, 10 per cent. in
three months, 5 per cent. in six months, and
the balance in five years, interest at 6 per
cent., with the right to pay off at any
earlier date.

PLANS WILL BE AVAILABLE EARLY
NEXT WEEK AND CAN BE OBTAINED
ON APPLICATION TO THE JOINT
AGENTS—

H. S. RICHARDS and SON, 162 Hereford
street.

CHARLES CLARK, 109 Hereford street.

JONES, McCROSSTIE COMPANY, LTD.,
Auctioneers, Corner of Cashiel and
Manchester streets. 8125

Auction notice for the sale of the new subdivisions. *Press* 5 May 1923, p. 20. PapersPast.

Historic Names and Uses

Gosset Street is named after Archdeacon Charles Gosset (1851-1923), who served a number of Anglican congregations in Canterbury, including those of Woolston (1891-1902) and Merivale (1902-15), and was also an Archdeacon of Christchurch.

In keeping with the Anglican church theme of street naming in the 1923 subdivision, Carrington Street was named for the Very Reverend Charles Carrington (1859-1941), who was the Dean of Christchurch Cathedral between 1913 and 1927.

Dean Henry Jacobs (1824-1901) was the first headmaster of Christ's College, hence the naming of both Jacobs House at the College and Jacobs Street.

Between 1888 and 1909 Malvern Street was known as Tay Street, after the Tay River in Scotland. It was renamed for a town in Worcestershire in England.

Known variously as Chinaman's Lane/Road, Churchill Street and Church Road before 1904, Rutland Street was named for John Rutland (1825-97), a builder. The earliest street names appear to be a reference to the Chinese market gardeners who developed part of RS 324 in the early 1880s.

Westminster Street, formerly Green's Lane/Road and part of Shirley Road, was named for the City of Westminster in London, England, in 1909.

In 1947 that portion of Courtenay Street between Innes Road and Westminster Street was renamed Roosevelt Avenue in honour of US President Franklin D Roosevelt who had died two years earlier. Courtenay Street, formerly Grafton Street, was named in 1904 and thus appears on early survey plans for the CPT's 1923 North St Albans subdivision.

Innes Road did not appear in the Christchurch street directories until 1887 but is named for David Innes (1830-65), an early Canterbury settler and runholder who bought Benjamin Wyatt's 'Springfield Estate' in St Albans in 1859.

Malvern Park takes its name from the street on its southern boundary (see above); it is also known as Rugby Park in light of its part-ownership and use by the Canterbury Rugby Union since the late 1920s.

Distinctive Physical Characteristics

- The new streets created in 1923 (Gosset, Carrington and Jacobs) are aligned on a north-west to south-east axis, meeting Malvern Street in the north and Westminster Street in the south. The latter follows the curvilinear form of St Albans Creek.
- Innes Road is a major arterial route within the city's roading network; Rutland Street has traffic calming features and dedicated cycleways on both side of the carriageway. The new streets are narrower roadways with grassed berms and, particularly in Gosset Street, street trees.
- Most of the houses are in the California Bungalow style, which has been sympathetically referenced where houses have been enlarged. A consistent setback creates a sense of uniformity in the streetscapes, which is leavened by the individual detailing of each house.
- Timber and corrugated metal are the predominant building materials, used both for their structural qualities and to achieve variety in texture and detailing. Roofs are

typically low pitched hipped or gabled in form, with cross-gables, bay windows and sunhoods emphasising the horizontality of the bungalow style.

- Fencing varies but generally maintains the openness of the lots to the public domain. Low- and medium-height hedging, boundary walls and picket fences are generally in sympathy with character of the houses. Where front yard garages have been built these are also largely in keeping with the materials and styling of the house they serve.
- On the flat terrain of St Albans the views within the area tend to be of the immediate environment. Views into and across Malvern Park characterise the northern portion of the area; glimpses of the Port Hills can be seen looking south on the north-west/south-east aligned streets. The park, street trees and grassed berms create the appearance of a well-established suburban neighbourhood, in conjunction with the individual houses and their garden settings.



Bungalows in Gosset Street. A McEwan, 13 October 2021.

The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social value as a 'bungalow suburb' that was developed in the later 1920s and early 1930s following its subdivision by the Anglican Church Property Trustees in 1923. Cultural value can be attributed to the area as a demonstration of the way of life of a cohort of Christchurch residents between the world wars, as well as in the local churches and memorial gateway at Rugby Park. The area's architectural and aesthetic value arises from the high level of authenticity and integrity that has been retained in its California Bungalow style single-family homes. The craftsmanship values embodied in this area are indicative of the good quality of inter-war housing construction, some of it undertaken by builders who lived and worked in the area. Contextual values of note relate to the relationship of the buildings to one another and to the park that was integral to the original subdivision. Archaeological values may arise from the agricultural and sporting activities undertaken in the area in the later 19th and early 20th centuries, in addition to the potential to discover more about interwar building practices and lifestyles.

Historical/Social

As an inter-war 'bungalow suburb', the HA is associated with the residential development of the city during the interwar period, as well as the Anglican Church's 20th century activity as a landowner and developer. The area is associated with the men and women who made

their home in this new St Albans housing subdivision in the later 1920s and early 1930s. They contributed their labour to the city as office workers, civil servants, tradesmen and commercial travellers and participated in the social life of their community.

The HA was developed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Malvern Park had a long history of sporting use before it was acquired by the city and rugby union and the creation of a Mission Room in Courtenay Street in 1928 was evidence of a continued link with the Anglican Church even after the subdivision had been completed.

Cultural/Spiritual

The HA has cultural value as a demonstration of the way of life of a cohort of middle-class Christchurch residents during the interwar period. The area has been esteemed as an area of special character for many years and also has a notable association with the sporting life of the city. The presence of two churches, one just outside the area, and a memorial gateway at the entrance to Rugby Park also demonstrates the cultural values of the area.

Architectural/Aesthetic

The HA has architectural and aesthetic value as an interwar suburban development that retains a high level of authenticity and integrity in its California Bungalow style homes. The area demonstrates the popularity of the California Bungalow style for middle-class housing by the 1920s and its 'triumph' over the villa style of the Victoria and Edwardian eras.

Builders, rather than architects, are associated with the design and construction of bungalows around New Zealand during the inter-war period. Bungalow clients often selected their house from a pattern book of designs; such books offering a variety of plan forms, façade compositions and timber details, so that clients could create a degree of individuality within the set norms of the bungalow style. Several builders appear to have built their own homes in the area and it seems likely that they may have built others too.

Technological / Craftsmanship

The craftsmanship value of the houses in this area is generally typical of the period in which they were built. The individual houses demonstrate the materials and methods used in the interwar period to create new homes of good quality and pleasing aesthetics. The majority of the houses are built from timber, for framing, cladding and decorative detailing, and corrugated metal and therefore follow the vernacular pattern of housing in New Zealand since colonial settlement.

Contextual

The contribution this area makes to the city's environmental values arises from its established character and the high level of authenticity and integrity that its houses have retained. On a flat site with few pre-existing features, it is the linear disposition of the streets, with their grassed berms and street trees, that principally establish the area's landscape and contextual values.

Each house is set back from the street, creating a sense of uniformity within the streetscape, and as a group the houses demonstrate a high level of consistency in form, styling and detailing. The absence of infill housing and modern development means that the area strongly expresses its interwar design origins.

Malvern Park also makes a notable contribution to the contextual and landscape heritage values of the area, particularly as the northern terminus of Gosset, Carrington and Jacobs

Streets. The buildings that stand on the south corner of the park obscure longer views from Gosset Street but also embody the area's long association with sport, especially rugby.

Archaeological

Although development of the HA post-dates 1900, the area may possess potential archaeological values relating to the historic use of the area by Maori and the colonial use of the land by the CPT and its lessees, whether as agricultural land or for recreational purposes.

In December 1897 it was reported that the CPT had resumed possession of the grounds of the St Albans Cricket Club, which was located on that part of Rural Section 324 which is now Rugby Park. At the time the land was leased to Messrs Dickinson, Mann, Bonnington and Hirst.⁷ George Dickinson, who also owned RS 252, was a successful dairy farmer and skilled cricket player who named St Albans in memory of his cousin Harriet Mellon, Duchess of St Albans. Prior to 1900 another part of the CPT plot was in use as a nursery by Thomas Abbott's Exeter Nursery; earlier still it may have been the site of a Chinese market garden adjacent to what is now Rutland Street.

The HA also has the potential to reveal evidence about its interwar development, particularly in relation to contemporary housing construction, landscaping and garden practices.

Principal References

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Ngāi Tahu Atlas *Kā Huru Manu*; available at <https://www.kahurumanu.co.nz/atlas>

'Suburbs' *Te Ara The Encyclopedia of New Zealand*; available at <https://teara.govt.nz/en/suburbs>

Dr John Wilson 'Contextual Historical Overview for Christchurch City', CCC, 2013.

REPORT COMPLETED 5 December 2021

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

⁷ Press 22 December 1897, p. 3.

Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>Contribution to Heritage Area</i>
House	2 Gosset Street	Defining
House	7 Gosset Street	Neutral
House	8 Gosset Street	Defining
House	9 Gosset Street	Defining
House	11 Gosset Street	Contributory
House	12 Gosset Street	Defining
House	14 Gosset Street	Defining
Vacant site	17 Gosset Street	Intrusive
House	18 Gosset Street	Defining
House	21 Gosset Street	Defining
House	22 Gosset Street	Defining
House	23 Gosset Street	Defining
House	25 Gosset Street	Contributory
House	26 Gosset Street	Contributory
House	27 Gosset Street	Contributory
House	30 Gosset Street	Neutral
House	31 Gosset Street	Defining
House	36 Gosset Street	Defining
House	37 Gosset Street	Defining
House	38 Gosset Street	Contributory
House	40 Gosset Street	Defining
House	41 Gosset Street	Defining
House	42 Gosset Street	Defining
House	43 Gosset Street	Contributory
House	44 Gosset Street	Neutral
House	1 Carrington Street	Defining
House	7 Carrington Street	Defining
House	8 Carrington Street	Contributory
House	9 Carrington Street	Defining
House	11 Carrington Street	Defining
House	12 Carrington Street	Defining
House	15 Carrington Street	Defining
House	16 Carrington Street	Defining

House	20 Carrington Street	Contributory
House	21 Carrington Street	Contributory
House	24 Carrington Street	Defining
House	25 Carrington Street	Contributory
House	28 Carrington Street [A & B]	Neutral
House	29 Carrington Street	Defining
House	30 Carrington Street	Defining
House	31 Carrington Street	Defining
House	32 Carrington Street	Defining
House	33 Carrington Street	Defining
House	36 Carrington Street	Neutral
House	37 Carrington Street	Defining
House	41 Carrington Street	Defining
House	42 Carrington Street	Defining
House	43 Carrington Street	Defining
House	44 Carrington Street	Contributory
House	1 Jacobs Street	Defining
House	7 Jacobs Street	Defining
House	8 Jacobs Street	Defining
House	11 Jacobs Street	Neutral
House	12 Jacobs Street	Defining
House	15 Jacobs Street	Contributory
House	16 Jacobs Street	Defining
House	17 Jacobs Street	Defining
House	20 Jacobs Street	Defining
House	21 Jacobs Street	Defining
House	24 Jacobs Street	Defining
House	25 Jacobs Street	Defining
House	26 Jacobs Street	Neutral
House	30 Jacobs Street	Defining
House	31 Jacobs Street	Defining
House	34 Jacobs Street	Defining
House	35 Jacobs Street	Contributory
House	38 Jacobs Street	Contributory
House	39 Jacobs Street	Contributory
House	41 Jacobs Street	Contributory

House	42 Jacobs Street	Defining
House	45 Jacobs Street	Defining
House	46 Jacobs Street	Neutral
House	48 Jacobs Street	Contributory
House	49 Jacobs Street	Defining
House	50 Jacobs Street	Neutral
Rutland Street Church	12 Rutland Street	Neutral
House	20 Rutland Street	Defining
House	24 Rutland Street	Neutral
House	28 Rutland Street	Contributory
House	30 Rutland Street	Neutral
House	34 Rutland Street	Defining
House	38 Rutland Street	Contributory
House	42 Rutland Street	Defining
House	46 Rutland Street	Defining
House	50 Rutland Street	Contributory
House	54 Rutland Street	Contributory
House	58 Rutland Street	Defining
House	9 Westminster Street [known as 5 Gosset Street]	Defining
House	29 Westminster Street	Defining
House	33 Westminster Street	Defining
House	41 Westminster Street	Defining
House	45 Westminster Street	Neutral
House	53 Westminster Street	Neutral
House	3 Roosevelt Avenue	Defining
House	5 Roosevelt Avenue	Defining
House	7 Roosevelt Avenue	Defining
House	9 Roosevelt Avenue	Defining
House	11 Roosevelt Avenue	Defining
House	13 Roosevelt Avenue	Defining
House	15 Roosevelt Avenue	Defining
House	17 Roosevelt Avenue	Defining
House	19 Roosevelt Avenue	Neutral
House	21 Roosevelt Avenue	Neutral
House	23 Roosevelt Avenue	Defining

House	25 Roosevelt Avenue	Contributory
House	27 Roosevelt Avenue	Defining
House	6 Malvern Street	Defining
House	12 Malvern Street	Defining
House	16 Malvern Street	Defining
House	24 Malvern Street	Defining
House	30 Malvern Street	Defining
House	32 Malvern Street	Contributory
House	48 Malvern Street	Defining
House	50 Malvern Street	Contributory
Malvern Park, including 1929 Canterbury Rugby Union Jubilee gates	178-180 Innes Road	Defining

Key for Contribution to HA

Defining

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

Contributory

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

Neutral

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

Intrusive

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

Context Record Form

Area/Element Description

Rectilinear streets, with the exception of Westminster Street, which follows the course of St Albans Creek. Two halves of Malvern Park reflect the history of its gifting and development; mature street trees in Gosset and Malvern Streets reflect later 20th century planting practices.

Contributing landscapes

Malvern Park

Street and block pattern

Grid

Section layouts

Highly regular sections both in area and dimensions.

Key Long views

Port Hills to south

Key Short views

Malvern Park & neighbouring streets

Contextual Significance

An interwar subdivision that fits within the pre-existing grid pattern of neighbouring streets. Local park creates a recreational amenity for residents and others.



1929 Canterbury Rugby Union Jubilee Gates.

INVENTORY OF PUBLIC REALM FEATURES

FEATURE	DESCRIPTION	
Open space	Malvern Park (Rating: Defining)	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	N/A	
PATHS	N/A	
STRUCTURES	Malvern Park buildings (Contributory)	
FENCES	Variety of residential fences in conjunction with original housing (Rating: Contributory) Residential fences in conjunction with redeveloped housing (Rating: Neutral)	
WALLS	N/A	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	N/A	
LIGHTING	Varied (Rating: Neutral)	
MATERIALS	N/A	
COLOURS	N/A	
STREET		
• WIDTH		
• ALIGNMENT AND LAYOUT		
• MATERIAL		
• KERB AND CHANNEL		
• FOOTPATH		
• BERM		
Street trees		
• CLUSTER		
• AVENUE		
• INTERMITTENT		
• SIZE		
• SPECIES		

Garden planting		
MATERIALS		
BUILDING SETBACK		
ANCILLARY BUILDINGS		
TREES		
VEGETATION		
VIEWS		

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Albert Neate, a boot importer, appears to have been the first resident of the house.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Carrington Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry on south elevation; east elevation has faceted bay window with sunhood. Modern garage in front yard.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street. A paling fence with brick piers marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1990). Part of sunroom window on east elevation boarded over (later 2010s).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Cyril Dixon, a butcher, lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Side entry on north elevation; shingled gable end and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; the road boundary is marked by a paling fence and hedging. A modern garage stands close to the road boundary in the northern corner of the lot.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, tile roofing.

ALTERATIONS

Extended to rear; reroofed (later 1990s?). Garage erected; windows replaced (c.2015).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Samuel Bishop, a traveller, lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Henry Carter, owner/builder?
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hip and gabled roof forms. Board and batten gable end, shingled sunhood over bay window on principal, east-facing elevation. Entrance porch on north elevation has brick apron, exposed rafters, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street with an early garage and paling fence marking the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick detailing, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Carter, a builder, lived in the house from the mid-1920s through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street; the road boundary is marked by a solid, board and batten fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Gabled additions to north and west elevations (early 2000s?).

RATING

Defining

REASON FOR RATING

A sympathetically enlarged bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Early residents were Ines Clissold, a dentist, and William Thomson, a draper.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 12 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Side entry on south elevation, principal, west-facing elevation has boxed window with shingled sunhood and vent in gable end. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of the street; the road boundary is marked by a hedge. Access to a stand-alone garage is via a driveway along the southern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (c.2015).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Walter Lee, a traveller, lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 15 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Early 1930s?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Shingled gable ends and sunhoods, bay windows on principal, west-facing elevation. Side entry set in glazed porch on north elevation; casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street; access to a stand-alone garage is via a driveway along the northern boundary. The road boundary is marked by low-level vegetation.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Early residents include Thomas McNeil and Jack May, a warehouseman.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Gustavus Dalmer, owner/builder?
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Shingled gable end and sunhoods; casement-and-fanlight type fenestration. Side entry on northern elevation and hip-roofed bay at north corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; a driveway running along the northern boundary provides access to a stand-alone garage. The property is open to the street, although the house is partially screened by a large tree.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, tile roofing.

ALTERATIONS

Garage erected (c.1970). Reroofed (date unknown).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Gustavus Dalmer, a carpenter, lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street. The road boundary is marked by low hedging and horizontal paling panels flanking the driveway, which runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (c.2000 & c.2015). Carport erected in front yard (later 2000s).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Hawkes, a general manager, lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Carrington Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration; flat-roofed shed dormer on north roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of the street and is largely screened from view by a modern garage and paling fence on the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

First floor addition (c.1945). Rear extension (c.2010?). Garage erected (c.2015).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Early residents include Daniel Finnegan, a traveller, and William Peebles, a journalist.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Shingled gable end and sunhoods, casement-and-fanlight type fenestration. Side entry on north elevation; box and bay windows on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; a driveway along the northern boundary provides access to a stand-alone garage. The road boundary is marked by a low paling fence.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1965). Garage enlarged and house extended at rear (c.1970?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Arthur Ringer, a clerk, Hugh Purches [sp?], and Trevor Dalmer, an engraver, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Early 1930s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends, multi-pane, casement and fanlight type windows, exposed rafters, side entry and shutters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of the street; the road boundary is marked by a picket fence and a driveway runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1945). Extended to rear (c.1955). Garage replaced (c.1970). New windows installed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Arnold Allen, a clerk, appears to have been the first resident.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Duplex
ADDRESS 28 Carrington Street [A&B]
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980?

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey duplex with rectangular footprint and half-hipped roof. Casement windows, side entries; units separated by integrated garage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex stands on the east side of the street with a driveway running along the southern boundary. The road boundary is marked, in part, by a paling fence.

MATERIALS/STRUCTURE

Brick, timber, tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century duplex that replaced an interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Board and batten gable end, shingled sunhoods, casement-and-fanlight type fenestration. Side entry on north elevation sheltered by open porch, exposed rafters, brackets beneath boxed bay windows on streetfront.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of the street with a stand-alone garage accessed via a driveway on the northern boundary. A brick pier and diagonal timber panel fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (early 1950s).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Ezra Coppin, a teacher, and William Anderson, a carrier, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, side entry sheltered by open porch, exposed rafters, casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; a driveway along the northern boundary provides access to a stand-alone garage. The road boundary is marked by a paling fence with brick piers framing the driveway.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house was occupied by Grace (nee O'Malley) and Arthur McSherry, who worked for the Post & Telegraph office, by 1926. By 1938 the property was home to Murray Stewart, a detective.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 31 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Shingled gable ends and sunhoods, casement and fanlight type fenestration; exposed rafters. Side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street and the road boundary is marked by vegetation, which screens the garage in the north corner of the lot.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Pre-1950 roadside garage replaced by one at rear of property (c.1970). House extended to rear (c.2000?). New roadside garage erected (c.2010).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Gambles, an accountant, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 32 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Harold North, owner/builder?
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, side entry on south elevation. Exposed rafters and casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street. The road boundary is marked by a picket fence with brick piers that flank the driveway. A modern garage stands in the front yard.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Rear extension (c.1980). Garage erected in front yard (c.1990).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Harold North, a carpenter, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 33 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A

ARCHITECT/DESIGNER	Unknown
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DATE OF CONSTRUCTION	Early 1930s
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STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled and battened gable ends, shingled sunhoods and casement-and-fanlight type fenestration. Side entry on north elevation is sheltered by open porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street and the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Sarah Boyce, whose occupation was given as 'spinster' in the electoral rolls, was in residence in the 1930s and 1940s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 36 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Avenue Architectural Builders
DATE OF CONSTRUCTION	2022

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with hipped and gabled roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 37 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration, side entry on north elevation. Exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street; the road boundary is marked by a wire fence and vegetation that largely screens the house from view. Access to a stand-alone garage is via a driveway on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

New garage (c.1970). House extended at rear (c.2000).

RATING

Defining

REASON FOR RATING

A bungalow dating from the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Elizabeth and Frank Wise of Wise Brothers Ltd, furniture manufacturers, were in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 41 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

English Cottage bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Shingled sunhoods, multi-pane casement windows and side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of the street; the road boundary is marked by a paling fence and brick wall. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing, weatherboard and board-and-batten cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced (c.1980).

RATING

Defining

REASON FOR RATING

A bungalow dating from the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. David Grant, an electrical engineer, and Arthur Davenport, an electrician, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 42 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Shingled gable end and sunhood over bay window on principal elevation. Multipane, casement and fanlight type fenestration; side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; the road boundary is marked by a picket fence. A driveway providing access to a stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (later 1980s?).

RATING

Defining

REASON FOR RATING

A bungalow dating from the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Bell was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 43 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s

STYLE

English Cottage bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Multi-pane casement windows, side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Carrington Street; the road boundary is marked by vegetation. A stand-alone garage with boxed bay window on the street front stands in the front yard.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear & garage erected in front yard (mid-2000s?).

RATING

Defining

REASON FOR RATING

A bungalow dating from the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Edward Wilson and Charles Beatson, a salesman, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 44 Carrington Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Cross-gabled entrance porch on north elevation, faceted bay windows, casement-and-fanlight type fenestration, exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Carrington Street; the road boundary is marked by hedging and a low brick wall to the south of the drive. A stand-alone garage is located in the front yard.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected; house extension at rear (c.2000?). Sunroom window on west elevation replaced (c.2010?).

RATING

Contributory

REASON FOR RATING

A sympathetically modified bungalow dating from the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Robert McPherson, a company manager, and Joseph Bierman, a tailor, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 2 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1937

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and hipped roof forms. Principal, west-facing elevation has half-hipped bay with battened end, two bay windows with flat roofs, and glazed entrance porch. Half-hipped bay with bay window repeated on south elevation. Casement-and-fanlight type fenestration; picket fence along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; the property is bounded by Westminster Street to the south. Access to stand-alone garage off Westminster Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Mrs Mary Heatley appears to have been the first occupant of this house.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Rutland Street Church Library

ADDRESS 7 Gosset Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1975

STYLE

Modern

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint and hipped roof forms. Glazed gable breaks through hip on east elevation. Side entry, casement windows, some grouped and framed by piers. Low brick wall along road boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the east side of Gosset Street and is part of the Rutland Street Church campus.

MATERIALS/STRUCTURE

Textured brick, tile roofing.

ALTERATIONS

Container installed on site between building and road boundary (c.2020/21).

RATING

Neutral

REASON FOR RATING

Later 20th century building erected on previously undeveloped site within church precinct.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1927?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, side entry sheltered by glazed porch, casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street. A tall paling fence with brick piers marks the road boundary and a driveway runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Frederick McCaldon and his mother Annie McCaldon (died 1944) appear to have been the first occupants of the house; the latter had previously lived in Jacob Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

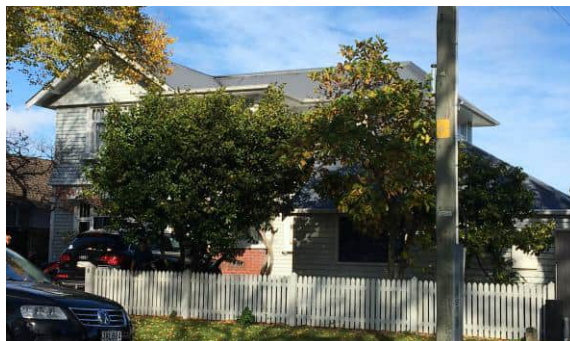
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Harvey Liebert, builder?
DATE OF CONSTRUCTION	Early 1930s?

STYLE

Arts and Crafts bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and window detailing, casement-and-fanlight type fenestration. Shed dormers.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street. A stand-alone garage is located in the north-east corner of the lot. The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber framing and cladding, brick detailing, corrugated metal roofing.

ALTERATIONS

Extended to rear (c.1965). Garage erected in front yard (c.1990?).

RATING

Defining

REASON FOR RATING

An Arts and Crafts style dwelling that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house may have been built by its first occupant, Harvey Liebert.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 12 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Side entry. Shingled gable ends and sunhoods; casement-and-fanlight type fenestration. Exposed rafters and glazed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; a driveway providing access to a stand-alone garage runs along the northern boundary. A solid paling fence with wooden gates marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1950).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. John Stokes, a civil servant and Bernard Banks, a clerk, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Side entry. Shingled gable ends and sunhoods; casement-and-fanlight type fenestration. Exposed rafters and glazed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; a driveway providing access to a stand-alone garage runs along the northern boundary. A balustrade style fence with brick piers marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage (c.1955?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Horace Woodward, a grocer, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant site
ADDRESS 17 Gosset Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot awaiting redevelopment.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

N/A

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

A vacant site from which an original bungalow has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Side entry. Shingled gable ends and sunhoods; casement-and-fanlight type fenestration. Exposed rafters and glazed entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; a modern garage stands close to the road boundary in the northern corner of the lot. A paling fence with metal gates marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.2015). Fence erected (c.2020/21).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Les Petrie, an accountant, and William Pester, a builder, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey with irregular L-shaped footprint and gabled roof forms. Entrance porch set within cross-gable on principal, east-facing elevation; shingled gable end and porch detailing. Casement-and-fanlight type fenestration, knee-braced eaves, exposed rafters on sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gossett Street; a driveway runs along the northern boundary and provides access to a stand-alone, single-car garage. The lot is open to the street.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1955). Extension to rear (c.2010?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Whiteside, a baker, appears to have been the first occupant.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled and battened gable end; sunhoods are shingled and have exposed rafters. Side entry; casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street, a driveway running along the northern boundary provides access to a stand-alone garage in the corner of the lot. A paling fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, tile roofing.

ALTERATIONS

Reroofed (1980s?).

RATING

Defining

REASON FOR RATING

An original bungalow, albeit with a new roof, dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Norman Gale, a company manager, appears to have been the first resident; from the mid-1920s through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, side entry and exposed rafters. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gossett Street, a driveway along the northern boundary provides access to a stand-alone garage. A medium-rise paling fence, with metal gates, marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extension at north corner and garage erected (c.1970). New garage (c.2015).

RATING

Defining

REASON FOR RATING

A sympathetically extended bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Mrs Fanny Verrall appears to have been the first occupant of the house; she was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1940?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Projecting bay at front of house, side entry; casement-and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street. Vegetation marks the road boundary and the garage is accessed via a short drive on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, tile roofing.

ALTERATIONS

Garage erected (c.1955). Reroofed (1980s?).

RATING

Contributory

REASON FOR RATING

A mid-century bungalow that was built after the primary phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, side entry, casement-and-fanlight type fenestration. First floor addition repeats treatment of façade gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; the property is open to the street. Access to a stand-alone garage is via a driveway along the northern boundary; a pergola extends from the house entry across the drive.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

First floor added (early 2000s?).

RATING

Contributory

REASON FOR RATING

An interwar bungalow that has been sympathetically enlarged.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Alex Macdonald, a clerk, lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 27 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1928?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped and gabled roof forms. Shingled gable end and sunhoods, exposed rafters and side entry. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street behind a paling fence. A driveway runs along the northern boundary of the property to a stand-alone garage adjacent to the house.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960). Hip-roofed addition to north-west elevation (late 1990s). Garage extended (c.2010).

RATING

Contributory

REASON FOR RATING

A sympathetically modified bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. # 27 appears to have been the first home of Irene (nee Thwaites) and Walter Robinson, a teacher, who married in 1928. The couple were living in Mersey Street by 1935 and Walter was later the headmaster of Waitati School in Otago. Later residents included Alex Jack, a clerk, and Maxwell Field, a window dresser.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, original windows are of casement-and-fanlight type.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; the road boundary is currently marked by a paling fence. A driveway providing access to a stand-alone driveway runs along the north boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

First floor added; house extended to north-east and north-west (1980s?).

RATING

Neutral

REASON FOR RATING

A substantially modified bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Graham, a civil servant, lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 31 Gosset Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1935?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms. Principal, east-facing elevation has hipped gable with shingled end and boxed and bay windows with shingled hoods. Side entry; casement-and-fanlight type fenestration; some multipane.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street; the road boundary is marked by a hedge and open timber structure with decorative upper boards.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended at rear (early 2000s?). Fence erected (c.2012).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Richard Curtis, a cabinetmaker, was an early resident.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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3 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 36 Gosset Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Main entry on principal, west-facing elevation is sheltered by gabled porch. Shingled gable end, exposed rafters, casement-and-fanlight type fenestration. Side entry on north side.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street. The road boundary is marked by a paling fence and a short driveway along the northern boundary provides access to a gabled carport beside the house.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Carport erected (c.2000?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Stevens (1859-1929) was an early resident; his widow Mary lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 37 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1935?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Side entry flanked by glazed sunroom; principal, east-facing elevation has boxed windows with multi-pane casement-and-fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Detached, single-car garage; paling fence.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended at east corner; new garage (early 2000s).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Percival Meyers, a draper, was an early resident.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 38 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1940?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Side entry, boxed bay windows on principal, west-facing elevation. Arched, multi-pane window by entry; casement type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street. A paling fence marks the road boundary and a driveway along the northern boundary provides access to a stand-alone garage.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (c.1990?).

RATING

Contributory

REASON FOR RATING

A mid-century bungalow erected after the primary phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 40 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and varied roof forms. Side entry, double-gable on principal, west-facing elevation; shed dormer on northern elevation. Shingled gable ends and dormer; casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street; the road boundary is marked by a tall paling fence. A driveway along the northern boundary provides access to a stand-alone garage.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Dormer addition (later 1940s?). North addition (later 1980s?).

RATING

Defining

REASON FOR RATING

A bungalow, with mid-century dormer addition, dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The Misses I & LM Newton, who were pastrycooks, were in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 41 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Main entry on principal, east-facing elevation is sheltered by a gabled porch. Shingled gable ends and sunhoods, boxed bay window on southern elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street. The road boundary is marked by paling fence and a drive along the northern boundary provides access to a stand-alone garage.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (early 2000s?). Fence replaced (c.2010?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Samuel Young, a cooper, John Loveday, a clerk, and Ronald Pawsey, a police constable, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 42 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Main entry on principal, west-facing elevation has feature brick and leadlight glazed porch. Shingled gable ends and sunhoods, boxed windows with casement-and-fanlight type fenestration. Exposed rafters, fanlights have leaded glass.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street. The road boundary is marked by a solid paling fence and a driveway along the northern boundary provides access to a stand-alone garage.

MATERIALS/STRUCTURE

Timber framing and cladding, brick detailing, corrugated metal roofing.

ALTERATIONS

Garage replaced (c.1980).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Scott, a traveller, lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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3 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 43 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1930s

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and hipped roof forms. Side entry; principal, east-facing elevation has hipped end above boxed and bay windows. Casement windows, pergola at entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street and the road boundary is marked by a low hedge. A driveway providing access to a stand-alone garage runs along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

First floor addition (c.1970). New garage (later 1970s).

RATING

Contributory

REASON FOR RATING

A modified bungalow from the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Joseph Hall, a manager, was in residence by 1938.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 44 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1965

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and split gable roof. Vertical boards in gable ends, casement windows, glazed French doors and side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Gosset Street and the road boundary is marked by vegetation. Access to the integrated, single car garage is at south corner of the lot.

MATERIALS/STRUCTURE

Brick, timber detailing, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Mid-century bungalow erected after primary phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Gosset Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Frederick Wilkinson, designer/builder?
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gable roof forms. Side entry, casement-and-fanlight type fenestration, shingled gable end and sunhood on principal elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Gosset Street. A driveway along the northern boundary provides access to a detached, single-car garage. The road boundary is marked by a tall paling fence with metal gates.

MATERIALS/STRUCTURE

Timber framing and cladding, tile roofing.

ALTERATIONS

Additions to north-west elevation (c.1980 & c.2015). Reroofed and fence erected (c.2015).

RATING

Contributory

REASON FOR RATING

A modified bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. # 11 appears to have been occupied by Florence and Frederick Wilkinson, a carpenter, by 1926. In 1928 it was the home of William and Phyllis Newman, who had previously lived at 16 Malvern Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

3 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Malvern Park, including 1929 Canterbury Rugby Union Jubilee gates
ADDRESS 178-180 Innes Road
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Various

STYLE

Sports park and passive recreation reserve

PHYSICAL DESCRIPTION

Sports park/recreation reserve, administration buildings and training facilities; memorial gates.

CONTEXT/SETTING/LANDSCAPE FEATURES

The park is bordered by Innes Road, Roosevelt Avenue, Malvern Street and Rutland Street. Trees are planted around the eastern half of the park and CRU memorial gates overlook the intersection of Rutland and Malvern Streets.

MATERIALS/STRUCTURE

Grass, trees, stone, timber, concrete, corrugated steel.

ALTERATIONS

Jubilee gates erected (1929). Trees planted around eastern half (c.1950). Grandstand opposite Gosset Street extended (c.1960). L-shaped building at corner of Malvern and Rutland Streets erected; carpark off Rutland Street developed (c.2015).

RATING

Defining

REASON FOR RATING

Recreation reserve and sports park developed in tandem with CPT housing subdivision.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The CPT gifted the eastern half of what is now Malvern Park to the Christchurch City Council in 1922; initially the council had first right of refusal to buy the western portion. After the council decided that the purchase price was too high, the Canterbury Rugby Union purchased the western parcel from the CPT in 1926; it was officially opened as Rugby Park on 26 July 1929.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Entrance porch on north elevation; shingled gable ends and exposed rafters. Casement-and-fanlight type fenestration and random rubble stone aprons.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the southern boundary of the property is formed by Westminster Street. The road boundary is marked by a low stone wall and vegetation and a paling fence. Access to a single-car garage is at the south-west corner of the lot, off Westminster Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, scoria stone, corrugated metal roofing.

ALTERATIONS

Chimney removed on south elevation (c.2012).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Duncalf, a company manager, and Les Broadhead, a steward, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Side entry on north elevation; shingled gable ends and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a brick pier and diagonal timber panel fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Addition at north-east corner (c.1965).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Clarence Holland, an accountant, and Eric Cleland, a detective, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Side entry on north elevation; shingled gable ends, exposed rafters and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1965). Windows replaced?.

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Atwill, a plumber, was in residence from the mid-1920s through the later 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

13 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Form Builders
DATE OF CONSTRUCTION	2022

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling; gabled roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street.

MATERIALS/STRUCTURE

Timber framing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new house that replaced an interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 12 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Side entry on north elevation; shingled gable ends, sunhoods and casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a low paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1945). Lean-to extension at north-west corner (c.2000?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Geoffrey Atkinson and Gordon Watson, who were both clerks, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

13 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 15 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Inset entrance porch on north elevation, casement windows, shingled sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1945). Extended at rear and remodelled (c.2000?).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Elizabeth Dunne was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1928?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence and vegetation. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Garage extended (c.1960). Bay added to principal, west-facing elevation (pre-1945); rear (east) addition (later 2000s?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Avon and Gordon Cumming, a plumber, were in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Les Dixon, a butcher, was in residence in the later 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Battened and shingled gable ends, exposed rafters, casement and fanlight type fenestration; entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1980). Veranda erected at rear (c.2015).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Nelson Waller and Eldred Hercus, a teacher, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters, casement and fanlight type fenestration; bay window on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a masonry fence topped by metal, balustrade style panels. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Additions to west/rear (c.1995 & c.2015).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Barrell, an undertaker, was in residence from the mid-1920s through the late 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters, casement and fanlight type fenestration. Veranda shelters main entry on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a low brick wall and vegetation. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Rear extension and new garage (2000s?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. James Willis, a printer, and Percival Thomson, a linotypist, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters, casement and fanlight type fenestration. Side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a tall picket fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extension at north corner (c.1955); extended at rear / west (c.2000?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Miss EM Foster, Ernest Palmer, a painter, and John Hebb, a manager, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends, casement windows and panelled front door on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Short driveway to an integrated garage is at the north end of the lot.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage replaced at back of section (c.1965). First floor added and garage extension erected to north (mid-2000s).

RATING

Neutral

REASON FOR RATING

A substantially remodelled interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Thompson, a traveller, and William Debenham, a manager, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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13 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters, casement and fanlight type fenestration; side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence and hedging. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roof.

ALTERATIONS

Extended at north-west corner (c.1965).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Stiles, a company manager, and Joseph Crawley, a carpenter, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 31 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1940

STYLE

English Cottage bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Main entry on principal, east-facing elevation is sheltered by projecting bay and a flat-roofed porch supported by a single column. Dentils beneath eaves, casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A mid-century bungalow in keeping with neighbouring interwar-era bungalows.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 34 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration. External chimneybreast on south wall and side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the southern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ALTERATIONS

Shed dormer addition to north-west elevation (pre-1945). Replacement garage (c.1990?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. This house was the residence of the Rev John Takle, a Baptist minister, and his wife Maude upon their return to New Zealand from India in 1926.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 35 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration. Entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a picket fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing, weatherboard and board-and-batten cladding, corrugated metal roofing.

ALTERATIONS

Shed dormer on west side added (c.1955). Extension at rear (west elevation) and dormer on east side extended to north and south (c.2010?).

RATING

Contributory

REASON FOR RATING

A modified bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. David Chisholm, a traveller, and Arthur Dangerfield, an accountant, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 38 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled sunhoods, casement and fanlight type fenestration; exposed rafters. Side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a picket fence and hedging. Access to the rear unit is via a driveway running along the northern boundary of the property; a carport for the primary dwelling is located at the west corner of the house.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

House plastered [?]. Secondary dwelling erected at rear of lot (c.1975).

RATING

Contributory

REASON FOR RATING

A bungalow dating to the interwar period that shares the lot with a secondary dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Charles Sanders, a journalist, William Barwick, a salesman, and Cyril Price junior, a chemist, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 39 Jacobs Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration; gabled dormer addition on north side over main entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a paling fence and hedging. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Dormer addition (c.2000?).

RATING

Contributory

REASON FOR RATING

A modified bungalow dating to the mid-1920s.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Margaret Lendrum, whose 'occupation' was given as spinster on the electoral rolls, was in residence from the mid-1920s through the early 1940s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 41 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular footprint and hipped and gable roof forms. Battened gable ends, shingled sunhood, casement and fanlight type fenestration; integrated garage and central entry on principal, east-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a paling fence. Access to garage is via a short driveway on the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage built at rear of lot (c.1955). Garage addition to north corner of house (c.2005?).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Eric Thompson, a civil servant, and Robert Steven, a salesman, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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13 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 42 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration. Exposed rafters and faceted bay window with Palladian motif on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a low brick wall and vegetation. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing, weatherboard and board-and-batten cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Harold Forgie, a grocer, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 45 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends and sunhoods, glazed entrance porch on north elevation. Casement-and-fanlight type fenestration, exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by vegetation. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear / west (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Sydney Orchard, a traveller, Stephen Williamson, a broker, and John Buxton, a salesman, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 46 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, entry on north elevation beneath first floor dormer addition. Casement windows, exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

First floor dormer added (c.1980) and altered/enlarged (c.2000?). Principal, west-facing elevation remodelled (c.2020/21).

RATING

Neutral

REASON FOR RATING

A substantially modified bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Read Masters, a clerk, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 48 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods; entry on north elevation; beneath first floor dormer addition; is sheltered by flat-roofed porch with columns.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Jacobs Street; the road boundary is marked by a picket fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear / east (c.1980?). First floor added (1990s?).

RATING

Contributory

REASON FOR RATING

A modified bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Frank Bird, a traveller, was in residence from the mid-1920s through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

13 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 49 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint and gabled roof. Shingled gable ends and sunhoods, exposed rafters and casement-and-fanlight type fenestration. Main entry on north elevation beneath first floor shed dormer; smaller shed dormer on south side.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Jacobs Street; the road boundary is marked by a picket fence. Access to a stand-alone garage is via a driveway running along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Robert Field, a traveller, was in residence from the mid-1920s through the 1930s. 32 Malvern Street was the front garden of this house until c.1960.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 50 Jacobs Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Heritage Homes
DATE OF CONSTRUCTION	2022

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey dwelling.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house lot stands on the east side of Jacobs Street; the northern boundary is formed by Malvern Street.

MATERIALS/STRUCTURE

Timber framing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new house on the site of an interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

13 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Malvern Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable ends, multi-pane casement and fanlight type windows. Pedestrian access from Malvern Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the corner of Malvern and Rutland Streets; the road boundary is marked by a low picket fence on the former and a corrugated metal fence extends around the corner into the latter. A garage with carport is accessed from Rutland Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick detailing, tile roofing.

ALTERATIONS

Reroofed (c.1980?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Civil servant Charles Eyre and John Barriball, an accountant, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

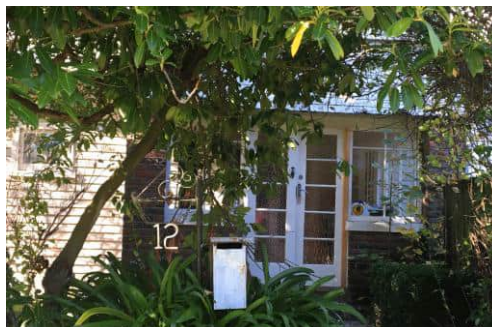
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 12 Malvern Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled and hipped roof forms. Shed dormer on north roof over entrance porch with brick apron and glazed French doors. Shingled gable end, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Malvern and Gosset Streets; the road boundary is marked by a paling fence on the former and vegetation on the latter. Garaging is accessed off Malvern Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick detailing, corrugated metal roofing.

ALTERATIONS

Shed dormer addition? (pre-1945).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period. The house is very similar to 24 Malvern Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Ernest Archbold, a cabinetmaker, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Malvern Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	WW Newman, designer/builder?
DATE OF CONSTRUCTION	c.1925?

STYLE

Arts & Crafts bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular L-shaped footprint and hipped and gabled roof forms. Shed dormer; shingled gable ends with diamond window set in north gable sheltering entrance porch. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the corner of Malvern and Gosset Streets. The property is open to Gosset Street; a brick and board and batten fence marks the road boundary on Malvern Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, tile roofing.

ALTERATIONS

Shed dormer addition to north-east elevation? (pre-1945). Reroofed (c.1980?). Chimneys rebuilt (post-2012).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house appears to have been built by and for William Newman, a builder, as a home for him and his wife Phyllis (nee Nettleton). The Newmans later lived at 11 Gosset Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Malvern Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint and gabled and hipped roof forms. Shed dormer on north roof over entrance porch. Shingled gable ends, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Malvern and Carrington Streets; the road boundary is marked by a paling fence. Garaging is accessed from Malvern Street.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Shed dormer addition? (pre-1945).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period. The house is very similar to 12 Malvern Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Kenneth Riccarton McIlroy, a master plasterer who appears to have been the original occupant, lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Malvern Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with hipped roof and gabled dormer. Shingled gable ends, casement-and-fanlight fenestration. Glazed wall on north elevation flanks entry with glazed door.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Melvern and Carrington Streets; the road boundary is marked by as mix of low hedging / vegetation and paling fences. Short driveway providing access to garage runs along eastern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Dormer addition? (pre-1945). North elevation glazing? (date unknown).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Frederick Taylor, a warehouseman, and Cecil Hoskin, an inspector, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 32 Malvern Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof. Casement windows, glazed entrance doors with sidelights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Malvern and Jacobs Streets; the road boundary is marked by a low brick wall and hedging. Garaging is accessed from Malvern Street.

MATERIALS/STRUCTURE

Brick, corrugated metal roofing.

ALTERATIONS

Garage replaced, brick painted, glazed screen at front entry removed (c.2015). Reroofed (c. 2020).

RATING

Contributory

REASON FOR RATING

A mid-century house in keeping with the bungalow styling of the primary phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 48 Malvern Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	John Chatfield, owner/builder?
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with T-shaped footprint and hipped roof. Gabled bays on first floor of north elevation, one-storey gabled wing projects forward on same side. Shingled gable ends and exposed rafters; casement and fanlight type fenestration, glazed entrance doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of Malvern Street; the road boundary is marked by a tall brick wall that largely screens the house from view. A driveway providing access to a stand-alone garage runs along the eastern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extension to north (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. John and Annie Chatfield lived in the house through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 50 Malvern Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof forms. Projecting bays frame unroofed entrance porch, lined with vertical boarding, on north elevation. Large casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Malvern Street and Roosevelt Avenue; the road boundary is marked by a low brick wall and, on part of the Roosevelt Avenue frontage, a paling fence. Garaging is accessed from Roosevelt Avenue.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal roofing.

ALTERATIONS

Paling fence built (c.1965).

RATING

Contributory

REASON FOR RATING

A mid-century house in keeping with the bungalow styling of the primary phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house lot was originally part of the garden of 48 Malvern Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 3 Roosevelt Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable end and sunhoods, casement-and-fanlight type fenestration; boxed and bay windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a solid paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected and gabled extension to north (c.1950?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Alfred Kent, a bootmaker, Arthur Nicol, an inspector, and Vernon Percy, an engineer, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Roosevelt Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with an irregular rectangular footprint and gabled roof forms. Shingled gable ends and deep eaves with knee brackets; casement and fanlight type fenestration. Exposed rafters, glazed entrance porch on east elevation; shed dormers.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a solid paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Shed dormer addition to west roof (c.1950?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Eric Preen, a traveller, and Edwin Riddle, a clerk, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Roosevelt Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped and gabled roof forms. Shingled gable ends, sunhoods have exposed rafters; casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Early residents include Arnold Hattie, a traveller, Charles Cotton, and Ella Wilson.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Roosevelt Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced (c.2010?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Linus Hubble, a traveller, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Roosevelt Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, exposed rafters; casement and fanlight type fenestration. Cross-gabled entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a low paling fence. Access to a stand-alone garage is via a driveway running along the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced (c.1960).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Maxwell, a French polisher, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

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HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Agnes Peers, Elizabeth Peers, and Gordon Watson, a clerk, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 15 Roosevelt Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped and gabled roof forms. Shingled gable end and sunhoods; exposed rafters and knee braces beneath overhanging eaves. Casement and fanlight type fenestration; front entry set within open porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by vegetation. Access to a stand-alone garage in the front yard is via a short drive on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear and garage erected in front yard (c.1995).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Thorn, a farmer, and George Lucas, an engineer, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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10 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17 Roosevelt Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods. Casement and fanlight type fenestration; side, north-facing entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway on the southern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extension at north-west corner (c.1965).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Emma McQueen was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

10 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 19 Roosevelt Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2013

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Casement windows; recessed entry between integrated garage and living areas.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence and hedging. An integrated garage is accessed via a short drive on the southern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a mid-1920s brick bungalow after the Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Leonard Hamilton, a machinist, was in residence from the mid-1920s through the 1930s. The former Hamilton house was demolished in c.2012.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

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<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Roosevelt Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2019

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped and gabled roof forms. Casement windows; recessed entry between integrated garage and living areas.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is partially marked by a low paling fence. An integrated garage is accessed via a short drive on the southern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that has replaced an interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Roosevelt Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Battened and shingled gable ends; sunhoods over bay and boxed windows. Casement and fanlight type fenestration; side, north-facing entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a driveway on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Gabled entrance porch replaced with lean-to sunroom on north elevation (c.1955).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Margaret Pettigrew and Leonard Inwood, a salesman, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Roosevelt Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof. Shingled gable ends, casement windows; side, north-facing entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a low picket fence. Access to a stand-alone garage is via a driveway on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended at rear, reclad, windows replaced; new garage erected (c.1980?).

RATING

Contributory

REASON FOR RATING

A modified bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. James Garlick, an engine driver, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 27 Roosevelt Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1930s?

STYLE

English Cottage bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Casement windows with multi-pane uppers; front, east-facing entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Roosevelt Avenue; the road boundary is marked by a paling fence. Access to a stand-alone garage is via a short driveway on the northern boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear and garage erected in front yard (c.1980).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Oliver Turpin, a photo engraver, was in residence in the late 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Rutland Street Church

ADDRESS 12 Rutland Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Arts and Crafts & Contemporary

PHYSICAL DESCRIPTION

Single-storey, multi-part building with additive footprint and gabled and monopitch roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The church precinct is located on a site bounded by Rutland, Westminster and Gosset Streets. Carparking is provided to the north of the church on Rutland Street; the site is largely open to the street.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal roofing.

ALTERATIONS

Additions and alterations; including post-2011 seismic strengthening works (c.1965, later 1980s, 2021).

RATING

Neutral

REASON FOR RATING

Interwar church that has been modified and extended over time. Carpark was previously the site of an interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Rutland Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends, sunhoods with exposed rafters, casement and fanlight type fenestration. Entrance porch on north elevation has vertical board and batten cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Rutland Street; the road boundary is marked by a paling fence. Driveway access to a stand-alone garage runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced (late 1970s?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. John Moffat, a boilermaker, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Duplex
ADDRESS 24 Rutland Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Maiden Construction, builders
DATE OF CONSTRUCTION	2022

STYLE

Modern

PHYSICAL DESCRIPTION

One-and-a-half storey duplex with irregular rectangular footprint and hipped roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the east side of Rutland Street.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new residential building in place of a c.1925 California bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Rutland Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Battened gable ends, shingled sunhoods, and casement and fanlight type windows. Side entry on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Rutland Street; the road boundary is marked by a paling fence. A driveway providing access to a stand-alone garage runs along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Windows / gable ends replaced (date unknown / c. 2019).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Arthur Bell, a solicitor, and William Cranfield, a clerk, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Dwellings
ADDRESS 30 Rutland Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Hazeldine Construction
DATE OF CONSTRUCTION	2022

STYLE

Contemporary

PHYSICAL DESCRIPTION

XX

CONTEXT/SETTING/LANDSCAPE FEATURES

The site is located on the east side of Rutland Street.

MATERIALS/STRUCTURE

Concrete pad, timber framing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new residential building on a site previously occupied by an early 1930s English Cottage style bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 34 Rutland Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-1930s?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration; main entry on west-facing elevation is set within inset porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence and a short drive provides access to a modern garage in the west corner of the lot.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended at north corner (c.1960). Principal, west-facing elevation extended (c.1970). Garage erected in front yard (c.2020).

RATING

Defining

REASON FOR RATING

An interwar bungalow that has been sympathetically extended in the past.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. John Taylor, a driver, was in residence in the later 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 38 Rutland Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with square footprint and hipped and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration; main entry on west-facing elevation is set within inset porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence and a stand-alone garage is located in the front yard.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

New garage erected in front yard and second storey added (c.1995?).

RATING

Contributory

REASON FOR RATING

Interwar bungalow sympathetically extended.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Charles Newton, a telegraphist, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 42 Rutland Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped and gabled roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration; main entry on north-facing elevation is set within gabled porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence and a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

House extended at rear; garage extended (1990s?). Chimney removed (c.2011).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Malcolm Anderson, a mechanic, was in residence through the 1930s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 46 Rutland Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hipped roof forms. Shingled gable ends and sunhoods, casement-and-fanlight type fenestration; main entry on north-facing elevation is set within glazed porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence and a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, tile roofing.

ALTERATIONS

Reroofed (1980s?).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Alex Ramsay, Malcolm Macbeth and William Mapplebeck, a painter, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 50 Rutland Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1928?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with elongated rectangular footprint and gabled roof forms. Battened gable ends, casement windows, gabled entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a low concrete wall and paling fence; a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Alterations and additions; including first floor addition and window replacement (c.1970 / 1990s?).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Company manager Stan Kelly, Hector Macrae, a salesman, and John Owen, a butcher, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 54 Rutland Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Late 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Casement-and-fanlight type fenestration, modern conservatory on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence; a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

Reroofed, glazed addition to west elevation (date unknown).

RATING

Contributory

REASON FOR RATING

A modified interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Francis Morgan, a traveller, Edward Price, a nurseryman, and Norman Thompson, a police officer, were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

10 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 58 Rutland Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s?

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Casement-and-fanlight type fenestration, flat-roofed entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the east side of Rutland Street. The road boundary is marked by a paling fence; a stand-alone garage is accessed via a driveway along the northern boundary of the property.

MATERIALS/STRUCTURE

Timber framing and plaster cladding, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1955).

RATING

Defining

REASON FOR RATING

A bungalow that dates to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. George Leslie, an engraver, was an early resident.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

23 November 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Former Liebert house
ADDRESS 9 Westminster Street [5 Gosset Street]
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Harvey Liebert, owner/builder?
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and low-pitched gabled roof forms. Exposed rafters, sunhoods over casement and fanlight type boxed windows, shingled gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The former house stands on the west side of Gosset Street, the southern boundary of the property being formed by Westminster Street. It is part of the Rutland Street Church campus and the road boundary is marked by a low, random rubble stone wall.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Lean-to shelter erected on south elevation (date unknown). Chimneys removed (c.2011). Link to adjacent building erected (2021).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house's first occupant, builder Harvey Liebert, later lived at 9 Gosset Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Westminster Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration, exposed rafters and shed dormer. Pedestrian access to the site is at the street corner; single-level lean-to at rear (north elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the corner of Carrington and Westminster Streets; the road boundary is marked by a low brick wall and, on the Carrington Street boundary, more recent paling fence. A double garage is located at the north end of the Carrington Street boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Garage enlarged (c.1955).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. The house appears to have been built for Ethel Sheate (nee Holland), the widow of James Sheate who died in 1918.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 33 Westminster Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1930s?
STYLE	

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof. Shingled and battened gable ends, shingled sunhoods over casement-and-fanlight type fenestration. Entrance porch on principal, south-facing elevation has brick apron.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Westminster Street; the road boundary is marked by a stone pier and metal balustrade style fence. Access to a stand-alone garage is via a driveway along the west boundary of the property.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

ALTERATIONS

Garage erected (c.1990?). Chimney rebuilt (post-2011).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. Henry Booth and William Jarvie, who were both clerks, appears to have been early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

23 November 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 41 Westminster Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	William Henry, owner/builder?
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends and sunhoods, casement and fanlight type fenestration. Entry on south elevation has random rubble stone apron.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands at the corner of Jacobs and Westminster Streets; the road boundary is marked by a post and wire fence with a length of corrugated metal fencing on the Jacobs Street boundary. A double garage is positioned at the north end of the Jacobs Street boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, stone, corrugated metal roofing.

ALTERATIONS

Garage enlarged/replaced and house extended slightly to the north (c.1990?).

RATING

Defining

REASON FOR RATING

A bungalow dating to the interwar period.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes. William Henry, a builder, and electrician Alex Brosnan were early residents.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

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REPORT COMPLETED

9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 45 Westminster Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2010

STYLE

Modern

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular L-shaped footprint and monopitch roof forms. Casement and louvre windows, integrated garage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Westminster Street; the road boundary is marked by vegetation.

MATERIALS/STRUCTURE

Timber framing, weatherboard and panel cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new house on the site of an earlier bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

CONTEXTUAL SIGNIFICANCE

The residential environment of the HA is enhanced by its grassed berms and street trees and complemented by its historic and physical relationship with a popular suburban park. Houses are built to address the street and typically retain a high level of authenticity and integrity.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values likely relate to its later 19th and early 20th century agricultural uses and residential activity since the mid-1920s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses exhibit craftsmanship values typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

NZ Federation of University Women Canterbury Branch *St Albans from Swamp to Suburbs – An Informal History* Christchurch, 1989.

<http://christchurchcitylibraries.com/Heritage/PlaceNames/>

<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

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CHRISTCHURCH DISTRICT PLAN
CPT NORTH ST ALBANS SUBDIVISION (1923) RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 53 Westminster Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof. Casement windows, central entry on south elevation. Overhanging eaves and exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is built to the Westminster Street boundary; Roosevelt Avenue forms the eastern boundary of the site. An attached garage is located to the west of the house; the road boundary is marked by a pipe and wire fence.

MATERIALS/STRUCTURE

Timber shingles, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

New build that replaced an interwar bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area represent the residential development of a bungalow suburb during the interwar period. The subdivision was carried out by the Anglican Church Property Trustees and was marketed with reference to the nearby tramline and the ease with which new residents would be able to access the central city from their homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the way of life of its residents since the later 1920s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The California Bungalow style housing in the area illustrates the 'triumph' of the bungalow over the villa for middle class housing in the early 20th century.

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<https://www.kahurumanu.co.nz/atlas>

<https://teara.govt.nz/en/suburbs>

REPORT COMPLETED

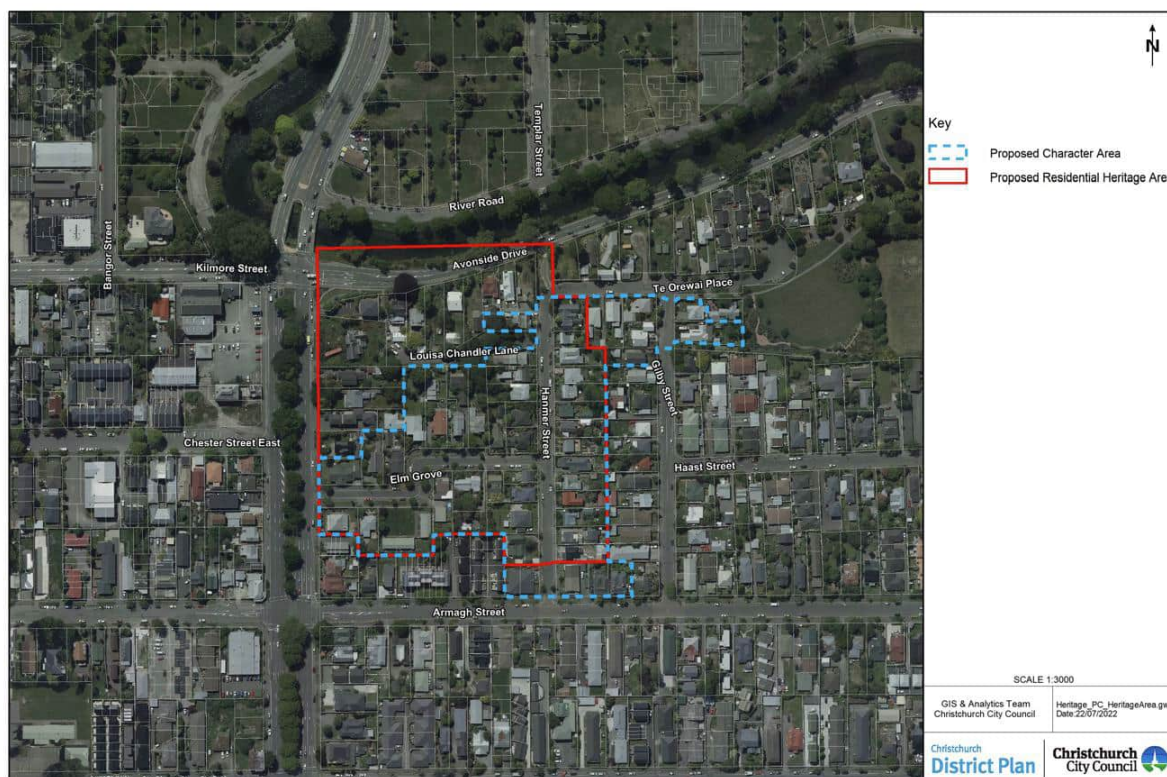
9 June 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL
HERITAGE AREA RECORD FORM

Location



Date: 22/7/2022. Please refer to the District Plan for the most up to date mapping for the area.

Comprising all the properties in the block bounded by the Ōtākaro Avon River and Avonside Drive, Fitzgerald Avenue, Hanmer Street and Elm Grove. Properties on both sides of Hanmer Street and Elm Grove are included within the area.

Summary of Current Heritage Protection and Recognition

The boundaries of this Heritage Area (HA) match those of Heritage New Zealand Pouhere Taonga's Englefield Historic Area, which was listed in 2001 (List No. 7484). Within the HA, Englefield Lodge is listed by HNZPT as a Category I historic place (230 Fitzgerald Avenue, List No. 1867). Englefield Lodge is also individually scheduled as a 'highly significant' heritage item in the Christchurch District Plan (Heritage Item No. 203). The copper beech on the road reserve on Avonside Drive is scheduled as STG23. The Ti Kouka Fishing Marker in the north-east corner of the William Guise Historical Garden reserve is included in the Schedule of Ngāa Tuuranga Tuupuna (ID # 54) within the district plan.

Christchurch District Plan Zoning

The properties fronting on to Avonside Drive, encompassing Louisa Chandler Lane, are zoned Residential Suburban in the Christchurch District Plan. The remainder of the HA is zoned Residential Medium Density.

Summary of Heritage Values:

This Heritage Area is principally comprised of 55 residential properties and a reserve that chronicle the history of residential development from the 1850s until the present day.

Along the Ōtākaro (Avon River) many kāinga mahinga kai were once located, providing sites of food gathering and harvest both on the river and its banks. A key component of the traditional travel routes of mana whenua, the Ōtākaro also became a defining feature in the city of Christchurch. With the advent of colonial settlement, the block of land between the East Town Belt (Fitzgerald Avenue), the Ōtākaro Avon River, Linwood Avenue and Armagh Street was first owned by William Guise Brittan, a 'First Four Ships' immigrant and Commissioner of Lands for Canterbury. Englefield Lodge, the house that Brittan built for himself, his wife Louisa and their children, is one of the oldest in Christchurch (c.1855/6). Over the next 80 years the Brittans' block was subdivided and workers' cottages and riverside townhouses were erected around Englefield, giving the area a composite character reflecting a mix of social classes, dwelling types and styles.

The houses within this area are generally late 19th and early 20th century single-family homes constructed from timber. They address the street, most occupy rectangular sites, and they range in style from Victorian workers' cottages and villas to English Domestic Revival townhouses and inter-war bungalows. Despite its extensive earthquake damage, Englefield Lodge remains notable for both its brick construction and Gothic Revival styling.

The area's relationship to the river, its street pattern, and the intimate scale of Elm Grove and Hanmer Street, in conjunction with the underlying dune formation of the land, gives the HA its heritage landscape value. The street names in this area are either descriptive of the locale or commemorative of an early Canterbury settler and/or a local landowner.

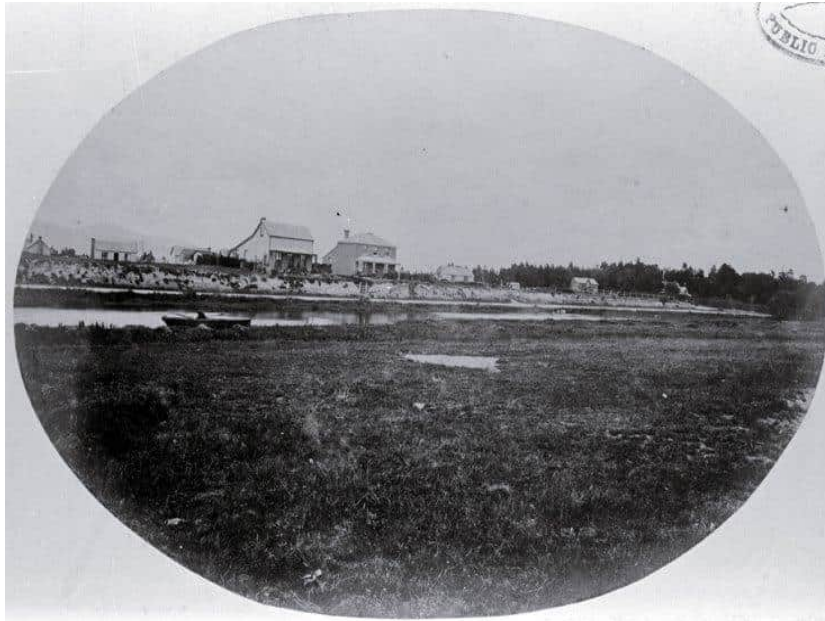
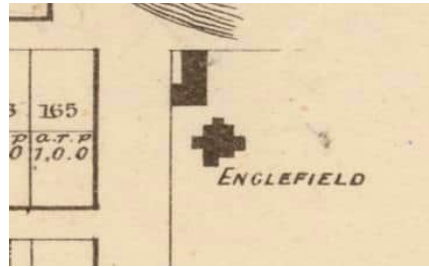


Aerial view of the heritage area in 1940-44. Canterbury Maps.

History of Subdivision and Development:

The heritage area is associated with the earliest period of colonial settlement in Christchurch. William Guise Brittan (1807-76) was born in Dorsetshire and had a varied career in England as a doctor and newspaper editor. He chaired the meeting at which the Society of Canterbury Colonists was founded on 24 April 1850 and sailed with his family to the fledgling colony later that year. In Christchurch he was appointed Commissioner of Lands by JR Godley and was responsible for making town and rural allotments to settlers. Brittan initially selected two rural blocks, one in Papanui Bush, which was largely cut down for timber to build Christchurch, and the other just east of the town belt on the Ōtākaro Avon River. According to one writer 'this (latter) district was much overvalued in early days owing to exaggerated ideas of the possible navigation of the Avon' (*Encyclopaedia of NZ*).

The Brittans lived on their Town Section in Oxford Terrace before moving to Rural Section 26, on the south bank of the Ōtākaro Avon River. Here they built a house they called 'Englefield'. In 1852 WG Brittan gave Englefield as his address when he enrolled his two sons at Christ's College, although the present house is thought to date from 1855/56. Charles Fooks' 1862 map of the city clearly shows Englefield, as well as another building or structure with an L-shaped plan form, situated close to the river at what would become the intersection of Fitzgerald Avenue and Avonside Drive. The latter building may have been the brewery, established by Messrs Croft and Wilson in 1854 on land leased to them by Brittan, which was moved to the other side of Fitzgerald Avenue in c.1860. In time this became known as Ward's Brewery, which became a local landmark until it was partially destroyed by the Canterbury Earthquakes.



Top: Detail from CE Fooks' 1862 Christchurch map showing the Brittans' house south of what may have been Croft and Wilson's first brewery. CCLMaps 212667.

Bottom: Englefield is at the extreme right in this c. 1865 view taken from the north bank of the Ōtākaro Avon River. CCL PhotoCD 1, IMG0028.

In the early 1860s the Brittan family moved to Halswell. The block of land on which Englefield stood was sold for £2000 in 1864 to John Aikman. WTL Travers (1819-1903) then owned Englefield for a time and by c.1865 there are half a dozen houses overlooking the Avon immediately to the east of Englefield Lodge.



Travers family in the garden of Englefield, 1866.

In 1869 the property passed to Edward CJ Stevens (1837-1915). Stevens was a land agent, provincial and central government politician and, like Brittan, an early supporter of provincial cricket. He developed a four-hole golf course at Englefield in 1868. As a member of the Canterbury Boating Club Stevens may have been attracted to Englefield because it offered 'a commanding view of the annual opening of the boating season' (*Dictionary of NZ Biography*). He left a large fortune at the time of his death and his wife lived on in Englefield Lodge until 1922, when the house was sold to the architect JJ Collins.

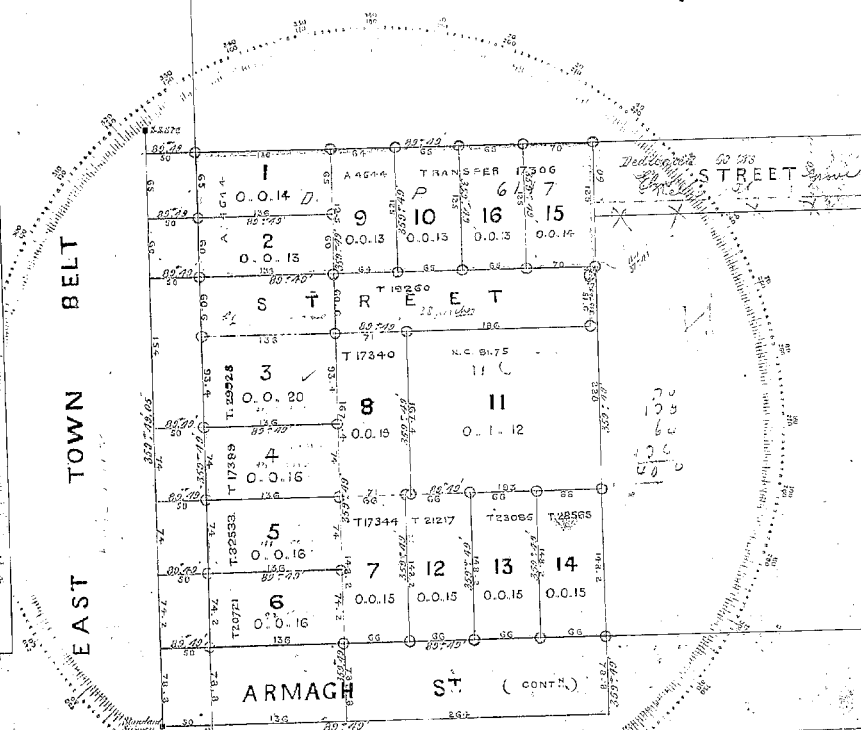
Subdivision of the Brittan block occurred from 1859 onwards, principally in 1865, 1881 and 1921 (see HNZPT Historic Area list report for further details). In Hanmer Street and the two streets that would become Elm Grove tradesmen and artisans lived in modest cottages on relatively small sections. In 1910, for example, residents in Hanmer Street included David Petre, a driver at No. 12, Wallace Samuel Detmer, a piano tuner at No. 16, three carpenters, including Frederick Borrell at No. 17, and four painters, among them James Mazey at No. 22. At No. 28 lived Mrs Jane Harper, her daughter Margaret, who was a nurse, as well as Joseph Wade and Reginald Nash, an upholsterer. Mrs Harper's son William had been killed in 1898 after a collision with a night soil cart in Sydenham and he is buried in the cemetery of Holy Trinity Anglican Church just along Avonside Drive.

10

DP 598

Survey under Section 107 of the Land Transfer Act, 1870.

CITY OF CHRISTCHURCH



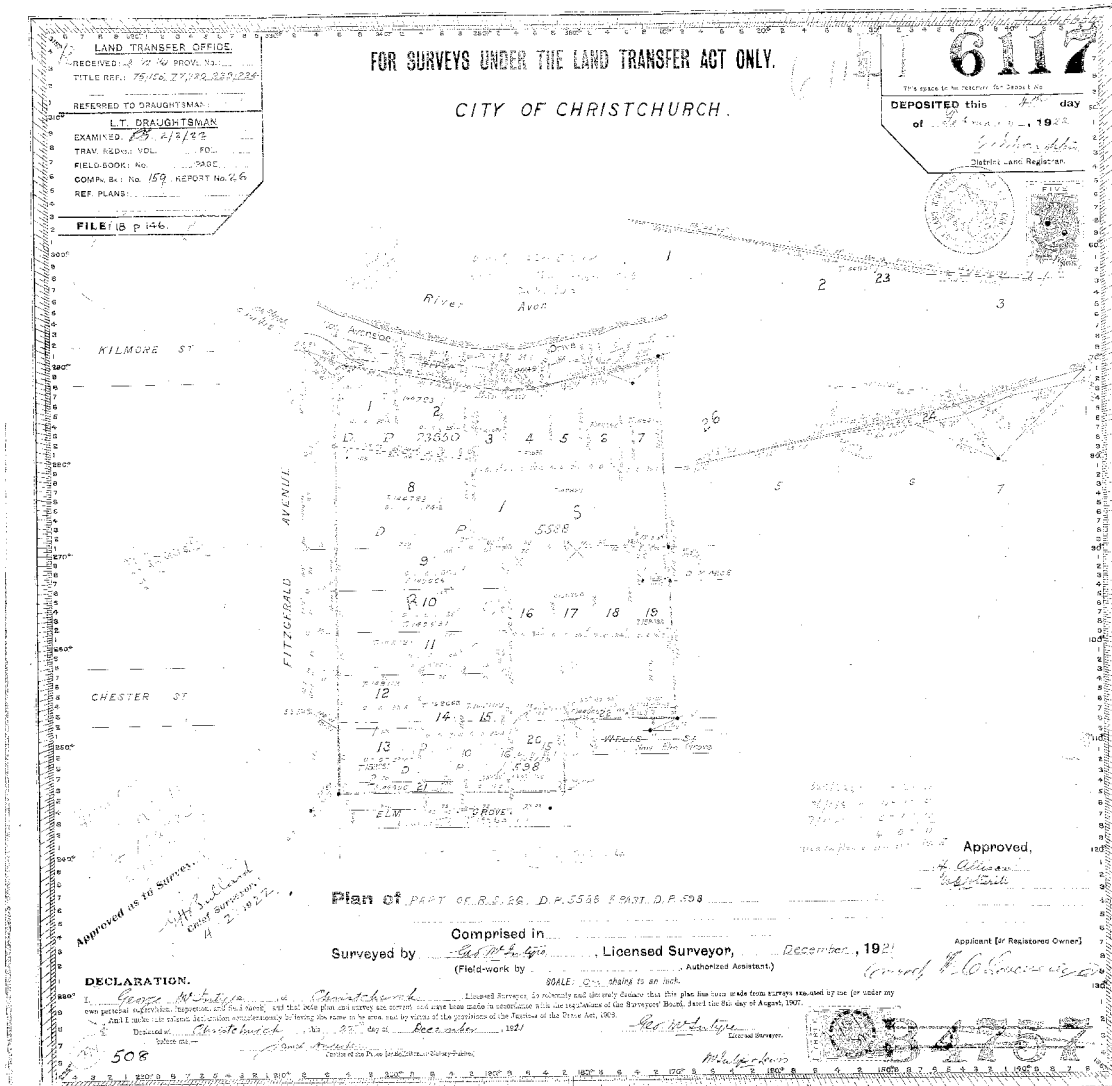
Approved: *[Signature]*
Chief Surgeon

Plan of part of Rural Section No. 26
Surveyed for Mr. William Howard
By John W. David, Licensed Surveyor.
8 August 1881
Scale One Chain to an Inch.

210

~~598~~

DP 598, dated 8 August 1881, showing subdivision of part of Rural Section 26 bounded by Armagh Street and Fitzgerald Avenue (East Town Belt). QuickMap.



DP 6117, dated December 1921, showing subdivision of part of RS 26 bounded by Fitzgerald Avenue and Avonside Drive. Elm Grove and Wells Street are shown in this plan. QuickMap.

The elevated properties overlooking Avonside Drive were generally larger and attracted owner-occupiers of greater means. In 1921 the last major subdivision of the block created most of these sections, with the exception of the three closest to the Hanmer Street intersection, and those along Fitzgerald Avenue. In 1946 George Law, a manufacturing chemist, lived at 6 Avonside Drive, and Floyd Sheppard, a sharebroker, lived at No. 10. Mesdames Lee (No. 14), Stacey (No. 22) and Christopher (No. 24), who were perhaps widows given that they are listed as the principal householder in the 1946 Wises's Street Directory, also lived along this stretch of road.

In the late 20th century 'the appeal of the small "workers" cottages and their proximity to the city within this suburban locale led to their gentrification. [As described by Heritage NPZT in 2000,] [t]his process is completing the change in the social makeup of this area', arguably bringing it full circle back to its middle-class origins with William and Louisa Brittan (HNZPT Historic Area list report, p. 8).



Englefield in July 2021. A McEwan.

Historic names and uses

Avonside Drive was called River Road until it was renamed in 1933 by the Public Utilities Committee of the Heathcote County Council. River Road had first appeared in the 1887 street directory (CCL Street Names Index).

Fitzgerald Avenue is named for James Fitzgerald (1818-96), who was the inaugural Canterbury Provincial Superintendent and founder of *The Press* newspaper. The road was renamed in honour of Fitzgerald in 1904, having earlier been known simply as the East Town Belt.

Elm Grove was once two streets, Elmwood Grove, which ran off Fitzgerald Avenue, and Wells Street, which ran off Hanmer Street. The latter can be seen on an 1879 map of Christchurch in the City Libraries Collection. The estate of Mrs MAA Wells was advertising for sale two 'cottage properties' on Wells's Lane (aka Wells Street), off Hanmer Street, in early 1910 (*Press* 14 February 1910, p. 12). After the two streets were connected, with the loss of one section at the end of Elmwood Grove, the name Wells disappeared and Elm Grove made its first appearance in the 1909 street directories, although some later maps and plans still show both names.

Hanmer Street takes its name from Humphrey Hanmer (1827-92), who purchased a block of land east of Englefield Lodge in 1864; the district of Hanmer was evidently named for his brother Philip. According to the CCL Index of Street Names, Hanmer Street appears in a Heathcote Road Board report in 1876 and in the local street directories in 1887.

Louisa Chandler Lane was named for Mrs Guise Brittan (c.1810 -1901) in 1995.

Avonville was the 19th century place name for this part of the city, which was said to be the oldest suburb of Christchurch after Heathcote. Like nearby Bingsland (later Richmond), Avonville was an early Christchurch suburban name that did not survive beyond c.1910 (see CCL Index of Place Names).

19th Dec, 1863.

AVONVILLE.

VALUABLE FREEHOLD BUILDING SITES.

A FEW LOTS remain unsold in this much admired locality, which is situated between the River Avon road and Armagh street east, and intersected with 40-foot roads. Terms: One-fifth cash, the remainder to stand over two or more years, at £10 per cent. interest.

For plan and further particulars, apply to PERCIVAL PEARCE, at Messrs. Travers and Hanmer's Office, Gloucester street, Christchurch.

Dated 18th December, 1863. 6454

Lyttelton Times 19 December 1863, p. 6. PapersPast.

Note: Travers Road was renamed Gilby Street in 1948, most likely in memory of Charles Gilby (1856-1946), who founded Gilby's Commercial College. The area around Hanmer, Haast and Gilby streets is sometimes called Gilby, however despite Gilby's contribution to the city, the name arguably has less historic resonance than either Englefield or Avonville.

Distinctive Physical Characteristics:

- The streets in this area partly continue the colonial grid of the city within the four avenues or town belts, while also responding to the curvature of the Ōtākaro Avon River and reflecting the somewhat awkward connection of Elmwood Grove and Wells Streets that resulted in Elm Grove.
- Hanmer Street and Elm Grove are of an intimate scale, with narrow road reserves, which are relatively uncommon in Christchurch except within the four avenues.
- The style of houses varies according to their genesis as either middle class dwellings, which evoke the architectural styling of Gothic Revival or English Domestic Revival, or as working-class vernacular homes crafted by builders into colonial cottages, Victorian villas or inter-war bungalows.
- Most of the houses are single-storeyed, although some of the houses elevated above the Ōtākaro Avon River and overlooking Fitzgerald Avenue have a second storey to capture the view and express the higher socio-economic status of their owner-occupiers.
- Timber and corrugated metal are the predominant building materials.
- Standard footpaths extend along both sides of Hanmer Street and Elm Grove; street improvements were undertaken by the CCC prior to the Canterbury Earthquakes.
- Houses located on Avonside Drive and Fitzgerald Avenue have the most expansive views as they take in the Ōtākaro Avon River and the tree-lined avenue. Looking south on Hanmer Street the Port Hills are visible and looking north the pumping station on the opposite bank of the Avon creates a local focal point.



Detail from aerial view of Christchurch, taken 19 March 1959, looking across the Heritage Area from Avonside Drive towards Armagh Street. WA-49731-F, Whites Aviation Ltd, Alexander Turnbull Library, Wellington.

The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its historical and social value as a place of mixed-class residence that dates from the earliest years of the Canterbury settlement. Cultural values are associated with the Ōtākaro Avon River and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive, as well as the changing demographics of the area since the European settlement of Christchurch. The area's architectural and aesthetic value resides in housing designs that date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period. The craftsmanship value of the houses is generally typical of the period in which they were built. Contextual values relate to the riverside setting and mix of streetscape environments within the area. Archaeological values may arise from the Brittons' farming activities, the brewery operated by Messrs Croft and Ward, and the residential subdivision of Hanmer, Wells and Elmwood Grove in the 19th century.

Historical/Social

The historic value of this area is founded upon one of the oldest residential buildings in Christchurch, Englefield Lodge. Englefield may be compared with 'Wahi Ruru', the former Parkerson residence, in Sumner (1851-3, with a 1901 addition) and Chokebore Lodge in Upper Riccarton built by John Willis (1856, with later additions), but its location and association with William Guise Brittan arguably gives it greater historic and social value (see NZHPT List No. 1867, available at heritage.org.nz).

The area as a whole is also associated with William Guise Brittan and his wife Louisa (née Chandler) because it was once part of RS 26, one of Brittan's original rural land selections. Brittan was the 'first person to apply to purchase land from the Canterbury Association' (St Paul's Papanui Cemetery Tour p. 16). In addition to his work for the settlement and Anglican Diocese, Brittan 'is generally considered to be the father of Canterbury cricket', the first game of which was played in 1851 (*The Star* 19 July 1876 p. 3, see also Southern Capital p. 328). Louisa Brittan's obituary published in *The Star* in August 1901 noted that she 'was probably the oldest of the Canterbury pilgrims' at the time of her death at the age of 92 (*The Star* 19 August 1901, p. 3).

William and Louisa Brittan's children, of whom there were six in total, also made a notable contribution to the city. Their oldest daughter Emily (1842-97) was headmistress of the girls' division at Christchurch West School (later Hagley High School) from 1875 and then principal of Christchurch Girls' High School. She held that position at the time of her death, having succeeded Helen Macmillan Brown in 1894. Their son Frederick Brittan (1848-1945) was 'famed as the last survivor of the Canterbury Pilgrims' (St Paul's Papanui Cemetery Tour p. 22). Like his father, Frederick Brittan is buried in the churchyard of St Paul's Anglican Church in Papanui, where he served as vicar from 1873 until 1883. William Brittan's older brother Joseph Brittan (1805-67) built Linwood House after which the Avenue is named. He came out from England in 1852 and founded the *Canterbury Standard* newspaper.

ECJ Stevens and JJ Collins, subsequent owners of Englefield, also made notable contributions to the development of Christchurch, one as a politician, the other as an architect. Equally the less well-to-do men and women who lived and worked in Hanmer Street and Elm Grove in the late 19th and early 20th centuries contributed their labour to the city as carpenters, painters, cab drivers, nurses and bootmakers. The combination of housing types in the area attest to the close proximity in which members of different social groups lived in early Christchurch.

Cultural/Spiritual

The cultural value of the area is derived from its relationship to the river, which has a high level of significance to mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the mid-19th century.

'In pre-European days the Avon River (Ōtākaro) was a major landscape feature where local Maori gathered food. On the Englefield section of the riverbank was a cabbage tree, used as a fishing marker. The original (cabbage tree) was removed about 1922 but it was formally replaced in 1994' (HNZPT Historic Area List Report).

The way of life of local residents, and their contribution to the sporting life of the city in particular, is part of its cultural value.



Ti Kouka Fishing Marker. A McEwan, July 2021.

Architectural/Aesthetic

The houses within this area have aesthetic values related to their style, which provides a visual chronology of middle- and working-class residential development in the area from the 1850s until the present day. Only Englefield Lodge stands out for its design, although Charles Fooks (1829-1907), who is credited with its design, is not in the first rank of Canterbury architects.

JJ Collins (1855-1933) made a number of alterations to the house, largely it would appear to strengthen and preserve it. Collins was a partner in the firm Armson, Collins and Harman, which was one of the city's leading architectural practises in the early 20th century. Just as his contemporary Samuel Hurst Seager had purchased an 1864 cottage in Armagh Street house (Red House) and extended it in 1899, Collins may have bought Englefield to preserve it in recognition of its architectural heritage value to the city. Both houses would then stand as examples of an emergent appreciation amongst the city's architectural profession of the legacy of their colonial predecessors, which in time would lead to the recognition of a distinctive New Zealand style of architecture.

The colonial cottages, villas and bungalows that predominate in the area demonstrate the evolution of vernacular housing from the mid-19th century through to the interwar period of the 20th century. A small number of two-storey English Domestic Revival style houses signal the presence of building owners with more capital to spend in the early 20th century.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The construction of Englefield Lodge, to the design of Brittan's nephew Charles Fooks, is notable because it was made with bricks, brought out from England as ballast, and cob and roofed in slate. The materials are expressive of the Brittans' position within early colonial Christchurch, in as much as the family had access to the resources needed to create a substantial 12-room, one and a half storey house, featuring a barrel-vaulted drawing room. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement.

Contextual

In the Brittans' day Englefield's 'environs ... were developed into a beautiful garden stretching down to the Avon River Ōtākaro, (making) it a showplace of early Christchurch' (NZHPT registration report). The William Guise Brittan Historical Garden on the corner of Fitzgerald Avenue and Avonside Drive is a council reserve that pays tribute to the Brittans' garden and their generosity as hosts within it.

Brittan is said to have planted the first willow tree in the area, thus beginning the enduring association between the Avon and this introduced tree species. The elevated setting of the Avonside Drive properties within the area and the more intimate scale of the properties on Hanmer Street and Elm Grove make a distinctive contribution to visual character of the city.

Archaeological

Multiple archaeological values, pertaining to Maori food gathering on the Ōtākaro Avon River, Brittan's farming activities, the operation of the city's first brewery, and the subdivision of Englefield into residential sections from 1859 may all be revealed within this area.

Principal References

'Brittan, William Guise' from *An Encyclopaedia of New Zealand* edited by AH McLintock, 1966 available at www.TeAra.govt.nz/en/1966/brittan-william-guise/1

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

Graham M Miller 'Stevens, Edward Cephas John 1837-1915' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

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John Cookson & Graeme Dunstall (eds)
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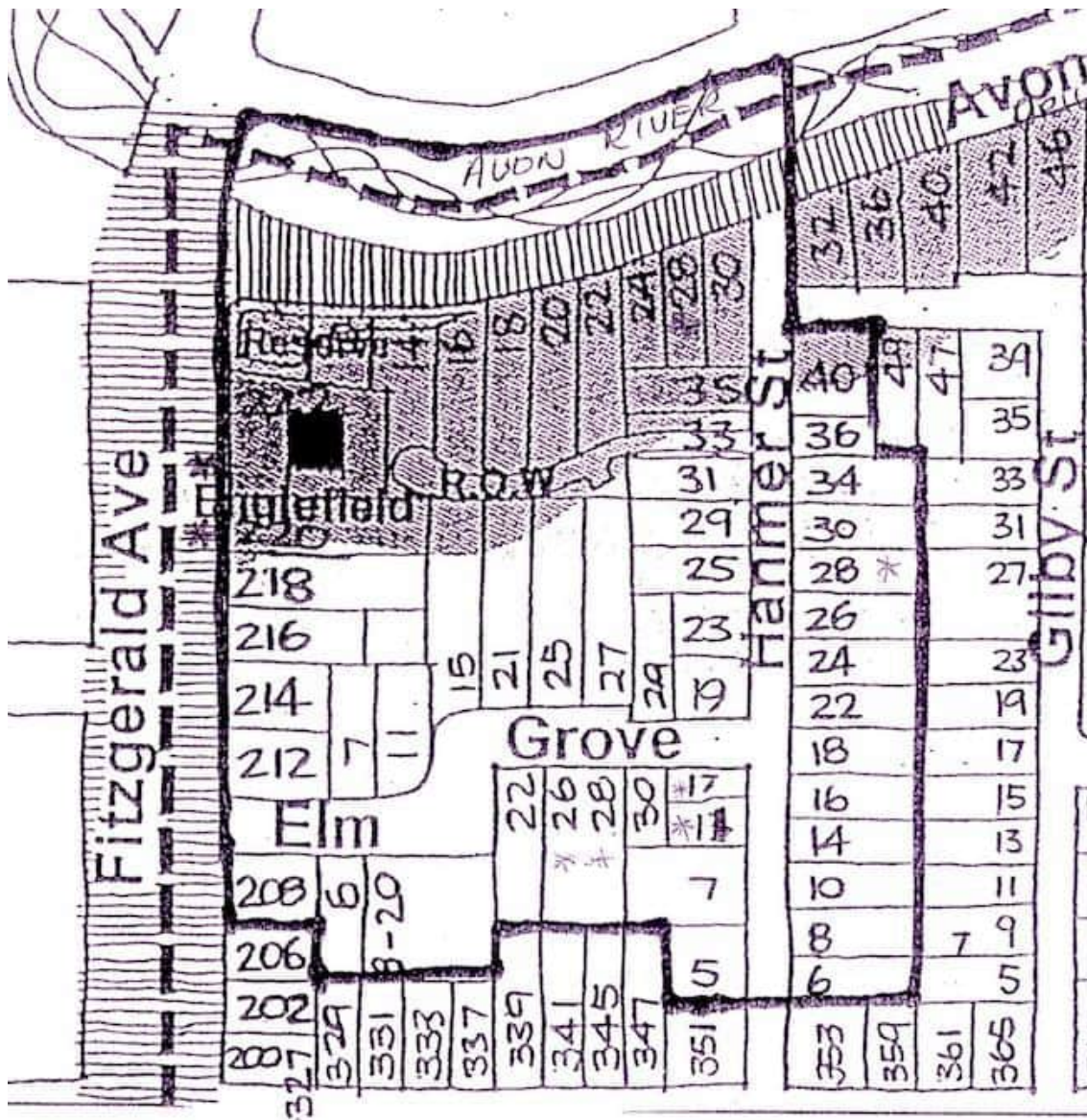
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

NZ Historic Places Trust, online registration reports for Englefield Lodge and the Englefield Historic Area, available at www.historic.org.nz

Peter Shaw *A History of New Zealand Architecture* (Hodder Moa Beckett 1991/7)

Richard Greenaway *St. Paul's Anglican Cemetery Tour* Papanui (CCL 2007)

Richard Greenaway *Avonside Anglican Parish Cemetery Tour* (CCL 2007)



HNZPT Historic Area.

REPORT COMPLETED

29 August 2021

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

Schedule of Individual Items Included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
House	5 Hanmer Street	Englefield Historic Area	Contributory
House	6 Hanmer Street	Englefield Historic Area	Contributory
House	7 Hanmer Street	Englefield Historic Area	Defining
House	8 Hanmer Street	Englefield Historic Area	Defining
House	10 Hanmer Street	Englefield Historic Area	Defining
House	11 Hanmer Street	Englefield Historic Area	Defining
House	14 Hanmer Street	Englefield Historic Area	Defining
House	16 Hanmer Street	Englefield Historic Area	Defining
House	17 Hanmer Street	Englefield Historic Area	Defining
House	18 Hanmer Street	Englefield Historic Area	Contributory
House	19 Hanmer Street	Englefield Historic Area	Neutral
House	22 Hanmer Street	Englefield Historic Area	Defining
House	23 Hanmer Street	Englefield Historic Area	Defining
House	24 Hanmer Street	Englefield Historic Area	Defining
House	25 Hanmer Street	Englefield Historic Area	Defining
House	26 Hanmer Street	Englefield Historic Area	Defining
House	28 Hanmer Street	Englefield Historic Area	Defining
House	29 Hanmer Street	Englefield Historic Area	Defining
House	30 Hanmer Street	Englefield Historic Area	Defining
Flats	1/31 & 2/31 Hanmer Street	Englefield Historic Area	Neutral
House	34 Hanmer Street	Englefield Historic Area	Defining
House	35 Hanmer Street	Englefield Historic Area	Defining
House	36 Hanmer Street	Englefield Historic Area	Defining
House	40 Hanmer Street	Englefield Historic Area	Defining
House	14 Avonside Drive	Englefield Historic Area	Defining
House	16 Avonside Drive	Englefield Historic Area	Defining
House	18 Avonside Drive	Englefield Historic Area	Neutral
House	20 Avonside Drive	Englefield Historic Area	Defining
Site	22 Avonside Drive	Englefield Historic Area	Neutral
House	24 Avonside Drive	Englefield Historic Area	Defining
House	28 Avonside Drive 37 Hanmer Street	Englefield Historic Area	Defining
Site	30 Avonside Drive	Englefield Historic Area	Neutral

House	208 Avenue Fitzgerald	Englefield Historic Area	Defining
House	212 Avenue Fitzgerald	Englefield Historic Area	Defining
House	214 Avenue Fitzgerald	Englefield Historic Area	Defining
Townhouses	216/216B/216C Fitzgerald Avenue	Englefield Historic Area	Intrusive
House	218 Avenue Fitzgerald	Englefield Historic Area	Defining
House	220 Avenue Fitzgerald	Englefield Historic Area	Defining
Englefield	230 Avenue Fitzgerald	Englefield Historic Area Category 1 Historic Place List Entry # 1867	Defining [Scheduled Heritage Item # 203]
House	232 Avenue Fitzgerald /10 Avonside Drive	Englefield Historic Area	Defining
William Guise Brittan Historical Garden	234 Avenue Fitzgerald	Englefield Historic Area	Contributory
House	6 Elm Grove	Englefield Historic Area	Defining
House	7 Elm Grove	Englefield Historic Area	Defining
Elm Grove Council Flats	8-20 Elm Grove	Englefield Historic Area	Neutral
House	11 Elm Grove	Englefield Historic Area	Defining
House	15 Elm Grove	Englefield Historic Area	Neutral
House	21 Elm Grove	Englefield Historic Area	Defining
House	22 Elm Grove	Englefield Historic Area	Contributory
House	25 Elm Grove	Englefield Historic Area	Defining
House	25A Elm Grove	Englefield Historic Area	Neutral
House	26 & 28 Elm Grove	Englefield Historic Area	Defining
House	27 Elm Grove	Englefield Historic Area	Defining
House	28A Elm Grove	Englefield Historic Area	Neutral
House	29 Elm Grove	Englefield Historic Area	Defining
House	30 Elm Grove	Englefield Historic Area	Defining

Key for Contribution to HA

Defining

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

Contributory

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

Neutral

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

Intrusive

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

Context Record Form

Fitzgerald Avenue and Avonside Drive Record Form

Area/Element Description

Fitzgerald Avenue is one of the four key defining avenues of Christchurch's inner-city and Avonside Drive (formerly River Road) is a river-side road.

Contributing landscapes

Avon River

Street and block pattern

Irregular grid, influenced by the course of the river and subdivision and amalgamation of sections over a long period of time.

Section layouts

The sections addressing Avonside Drive are regular in width but not in area. On Fitzgerald Avenue, both the section sizes and dimensions are variable.

Key Long views

Port Hills





Key Short views






Avon River





Contextual Significance





The influence of the river location in terms of outlook and the river terraces adjacent, in combination with one of the defining avenues of Christchurch provides both a historic and current contextual significance to the area. Contains the home of William Guise Brittan, an early Canterbury colonist.

Inventory of Public Realm Features

Feature	description	
Open space	William Guise Brittan Historical Garden (Rating: Contributory)	
Streams	Avon River (Rating: Defining)	
Cemetery	N/A	
Landmarks	N/A	
Memorials	<p>William Guise Brittan Historical Garden (ref Open Space)</p> <p>Cabbage tree and plaque installed in 1994 to signify the original cabbage tree used as a fishing marker by Maori (Rating: Defining)</p> <p>Ngaa Tuuranga Tuupuna item 54 – Ti Kouka Fishing Marker</p>	
Plaques	Refer to Memorials	
Gates/pillars	Variety of domestic gates and pillars, most in association with pedestrian entrances to Avonside Drive (Rating: Defining)	

		  
Paths	N/A	
Structures	Retaining walls (Rating: Neutral)	 

	Masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	<p>Fabricated steel arm oclyte (Rating: Neutral)</p> <p>Windsor heritage lamp (Rating: Neutral)</p>	 
Materials	N/A	
Colours	N/A	
Street	Avonside Drive, two lane road widening to the Fitzgerald Ave intersection. Road widening undertaken in 2002.	
Width	Carriageway 9-12.5m, road reserve 20m	
Alignment and layout	Follows the course of the Avon River (Rating: Contributory)	
Material	Asphalt (Rating: Neutral)	
Kerb and channel	Concrete, one side only (Rating: Neutral)	

Footpath	One side only (Rating: Neutral)	
Berm	N/A	
Street trees	Single Copper Beech (Fagus sylvatica) (Rating: Defining) STG23, ID # 4570	
Cluster	N/A	
Avenue	N/A	
Intermittent	N/A	
Size	N/A	
Species	N/A	
Garden planting	N/A	
Materials	N/A	
Building setback	Irregular setback along Fitzgerald Avenue (Rating: Neutral) Regular setback of approximately 4.5m along Avonside Drive (Rating: Contributory)	
Ancillary buildings	Garages predominantly at the rear of sites (Rating: Neutral) Garages on the street frontage (Rating: Intrusive)	
Trees	Variety of exotic and native trees (Rating: Contributory)	

		 	
Vegetation	Mixed vegetation (Rating: Contributory)		
Views	Avon River (Rating: Defining) Port Hills (Rating: Neutral)		

Context Record Form

Hanmer Street and Elm Grove Record Form

Area/Element Description

Two short street streets and a rear lane bounded by Armagh Street, Avonside Drive and Fitzgerald Avenue. Elm Grove was the conjunction of two streets, Elmwood Grove and Wells Street (no longer existing).

Contributing landscapes

River terraces and Avon River Ōtākaro.

Street and block pattern

Grid street and block pattern. Louisa Chandler Lane is a short dead-end lane.

Section layouts

With the exception of Hanmer Street the section layouts are variable in size and dimensions.

Key Long views

Port Hills






Key Short views






Avon River


Contextual Significance





Low key narrow residential streets with the dwellings set higher from the streets in parts on river terraces. Hanmer Street terminates with views to the Avon River. Louisa Chandler Lane is a service lane.

Inventory of public realm features

Feature	description	
Open space	N/A	
Streams	N/A	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates/pillars	Small scale cottage style timber and iron gates (Rating: Contributory)	 
Paths	N/A	
Structures	N/A	
Fences	Wide variety of small-scale fences including picket, masonry and timber and corrugated iron (Rating: Contributory)	  

		  
	Larger scale timber fences (Rating: Intrusive)	
Walls	Small scale concrete block and masonry walls (Rating: Neutral)	
Wharfs/piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	
Lighting	Outreach on power poles (Rating: Neutral)	
Materials	N/A	
Colours	N/A	

Street	<p>Elm Grove reconstructed 2009 (Rating: Neutral)</p> <p>Hanmer reconstructed in 2009 (Rating: Neutral) with the exception of the most northern length of Hanmer between Gilby Street and Avonside Drive (Rating: Intrusive)</p>	
Width	<p>Elm Grove 15m road reserve with 5.5m carriageway.</p> <p>Hanmer 15m road reserve with 8m carriageway.</p>	
Alignment and layout	Elm Grove kink in the street, parking bays. Hanmer Street straight.	
Material	Asphalt, concrete, brick paving.	
Kerb and channel	Both concrete renewed 2009.	
Footpath	Both sides	
Berm	Elm Grove only with the exception of the northern end of Hanmer Street.	
Street trees	N/A	
Cluster		
Avenue		
Intermittent		
Size		
Species		

Garden planting	Variety of exotic and native species. (Rating: Contributory)	
Building setback	<p>Hanmer Street highly consistent, generally 3-5m (Rating: Defining)</p> <p>Elm Grove 4-9m with the exception of the Council flats which are variable (Rating: Contributory).</p>	
Ancillary buildings	Garages in front yards (Rating: Intrusive) and rear yards (Rating: Neutral)	
Trees	Variety of native and exotic, generally small to medium in size (Rating: Contributory)	

Vegetation	Variety of native and exotic, generally small to medium in size (Rating: Contributory)		
Views	Avon River and pump station (Rating: Contributory)		

Appendix 1

Individual site record forms

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Avonside Drive
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

English Domestic Revival with bungalow influences.

PHYSICAL DESCRIPTION

Two-storey, single family home with vehicle access from Louisa Chandler Lane. Casement-and-fanlight windows typical of bungalow styling with prominent first floor sunroom jettied over ground floor and lit by large windows inset with small leaded panes.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Ōtakaro Avon River. Paling fence.

MATERIALS/STRUCTURE

Weatherboard cladding, timber shingles, brick, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House – 'The Arbour'

ADDRESS 16 Avonside Drive
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey single family home with vehicle access from Louisa Chandler Lane. Horizontal emphasis typical of bungalow created by fenestration and pitch of gabled roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Paling fence on road boundary.

MATERIALS/STRUCTURE

Timber shingle cladding, corrugated iron roof, timber window joinery.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Avonside Drive
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2020
STYLE	
Modern	
PHYSICAL DESCRIPTION	
Two-storey, single family dwelling with gabled roof.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Solid masonry boundary wall on Avonside Drive boundary.	
MATERIALS/STRUCTURE	
Timber & steel roofing.	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
Modern house in keeping with the scale and appearance of its neighbours.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Avonside Drive
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1925

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family home with vehicle access from Louisa Chandler Lane. First floor shed dormer on principal elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Masonry boundary wall with brick coping.

MATERIALS/STRUCTURE

Weatherboard cladding, timber shingles, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Site
ADDRESS 22 Avonside Drive
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS
N/A Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Masonry boundary wall with brick coping.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Ōtakaro Avon River.

MATERIALS/STRUCTURE

N/A

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

House demolished. Gable-roofed brick secondary dwelling (c.2010?) at rear of site, accessed from Louisa Chandler Lane.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. The 1920s house that stood on this site was demolished in the 2010s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Avonside Drive
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900-10

STYLE

Double-bay villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on elevated site with central entrance flanked by cross-gabled bays inset with boxed bay windows. Vehicle access from Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Corrugated metal fence on concrete block base.

MATERIALS/STRUCTURE

Timber, corrugated iron, brick chimney.

ALTERATIONS

Entrance porch on principal elevation has been enclosed with French doors flanked by bungalow casement-and-fanlight windows.

RATING

Defining

REASON FOR RATING

One of three properties adjacent to the Avonside Drive/Hanmer Street intersection that date from early 20th century and thus represent a further period of development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Avonside Drive / 37 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Walter Fowler, carpenter [?]
DATE OF CONSTRUCTION	1901

STYLE

Villa

PHYSICAL DESCRIPTION

Single storey, single family home on elevated site with decorative cross-gable and bracketed eaves. Narrow rectangular footprint to fit site and vehicle access from Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River; random rubble stone boundary fence with heavy pointing.

MATERIALS/STRUCTURE

Weatherboard with vertical boarding in gable end, corrugated iron roofing.

ALTERATIONS

French doors in principal elevation, date unknown.

RATING

Defining

REASON FOR RATING

One of three properties adjacent to the Avonside Drive/Hanmer Street intersection that date from early 20th century and thus represent a further period of development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Probably built by Annie and Walter Fowler in 1901 before it was sold to Walter Yippley, schoolteacher in the following year.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Site
ADDRESS 30 Avonside Drive
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Low masonry wall marks road boundaries with metal entrance gate at corner.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Positioned for views over Avonside Drive to the Ōtakaro Avon River.	
MATERIALS/STRUCTURE	
N/A	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
House demolished.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. The c. 1900 bay villa that stood on this site was demolished in the late 2010s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s

STYLE

Square-plan cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with symmetrical façade inset with central entry flanked by casement-and-fanlight bungalow windows. Hipped roof and partial lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting with picket fence and entrance pergola.

MATERIALS/STRUCTURE

Stuccoed external cladding with corrugated iron roof and brick chimney.

ALTERATIONS

Stucco cladding, bungalow windows and front entry, date unknown.

RATING

Defining

REASON FOR RATING

Single-family dwelling that addresses the street and predates platting of Elmwood Grove in the first decade of the 20th century.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof and side entry; aligned to fit rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting with ivy-clad brick boundary wall.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, tile roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof and side entry; aligned to fit rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting. Low paling fence on road boundary.

MATERIALS/STRUCTURE

Stucco, timber shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 15 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1940s

STYLE

Bungalow

PHYSICAL DESCRIPTION

Split-level, single family dwelling with hipped and gabled roof forms; varied fenestration and wall cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

Paling fence and shrubbery partially screen dwelling from street. Generous T-shaped site extends through to Louisa Chandler Lane to the north.

MATERIALS/STRUCTURE

Timber weatherboards, concrete block and plaster cladding, corrugated iron roof.

ALTERATIONS

Additions to west and south (c.1990?).

RATING

Neutral

REASON FOR RATING

Modified mid-century dwelling built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Elm Grove Council Flats

ADDRESS 8-20 Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER

Christchurch City Council

DATE OF CONSTRUCTION

1956

STYLE

Modern terraced cottages

PHYSICAL DESCRIPTION

Two single-storey gabled buildings containing three or four units aligned to east and south boundaries of site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Large grassed open space and modest garden plots beside the units. Low concrete nib wall topped by bricks marks road boundary.

MATERIALS/STRUCTURE

Concrete, timber, long-run iron roofing.

ALTERATIONS

Unknown

RATING

Neutral

REASON FOR RATING

Pensioner housing is commensurate with local historic values but terraced architectural form introduces a new typology to the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Pensioner housing provided by the CCC contributes modest historic values to this area.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with side entry, aligned to fit rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting; low masonry boundary wall with textured course detail. Property extends north to Louisa Chandler Lane.

MATERIALS/STRUCTURE

Timber weatherboards & shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1870-1900?

STYLE

Modified bay villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling that has had two street frontages since Wells Street and Elmwood Grove were connected in the early 20th century.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting and open to the street.

MATERIALS/STRUCTURE

Stucco, decramastic roof tiles.

ALTERATIONS

Replacement roofing, stucco cladding, fenestration, and additions to rear, date unknown.

RATING

Contributory

REASON FOR RATING

Considerably modified late 19th century cottage that owes its prominence in the streetscape to the early 20th century connection of Wells Street and Elmwood Grove.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey, single family dwelling on subdivided section.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting, wire fence.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25A Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Cottage

PHYSICAL DESCRIPTION

Single family home on subdivided section, adjacent to Louisa Chandler Lane and with vehicle access from Elm Grove. Single gable running parallel to northern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Rear section with garden setting.

MATERIALS/STRUCTURE

Timber weatherboards, casement windows, corrugated metal roof.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

Intensification of post-1921 subdivision property (no. 25).

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 & 28 Elm Grove
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	28 – 1867, 26 – 1871 (l-r)

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling; two gabled cottages, linked by 1920s addition. Gable roof with rear lean-tos and straight verandas.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting, fencing (picket, trellis and paling over concrete or brick bases) distinguishes between two dwellings, which are close to street boundary.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofs.

ALTERATIONS

c.1920s addition to no. 26 linked the two cottages together for members of Hazard family.

RATING

Defining

REASON FOR RATING

Two cottages, subsequently linked together during Hazard family ownership, that date from earliest period of post-Englefield subdivision.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Both cottages were owned by members of the Hazard family, Thomas snr and Thomas jr in the late 19th and early 20th centuries. Thomas Hazard snr was one of the original owner/occupiers of the area after its subdivision commenced in the 1860s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 27 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with side entry and cross-gable addressing street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Garden setting and low picket fence. Section extends through to Louisa Chandler Lane.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Built after the 1921 subdivision that spurred the last major construction phase in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28A Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1990s?
STYLE	
Cottage	
PHYSICAL DESCRIPTION	
Single family home on subdivided section with vehicle access from Elm Grove.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Rear section, behind 26 & 28 Elm Grove, within garden setting.	
MATERIALS/STRUCTURE	
[Can't be viewed from the street].	
ALTERATIONS	
Unknown	
RATING	
Neutral	
REASON FOR RATING	
Subdivision & development of 19 th century property.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1910

STYLE

Transitional bungalow

PHYSICAL DESCRIPTION

Single-storey, single-family home with hipped roof and side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set quite close to street with picket fence and garden setting.

MATERIALS/STRUCTURE

Stucco, corrugated iron roof, bungalow casement-and-fanlight windows, brick chimney.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

The sole house in Elm Grove that dates from the early 20th century and thus represents an intermediary stage in the development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Thomas Foote, a canvasser, may have been the first owner/occupier of this house in the early 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Elm Grove
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1880?

STYLE

Square-plan villa/cottage

PHYSICAL DESCRIPTION

Single-storey, single family home on small section. Cottage addresses the street and occupies most of the site. Straight veranda, partially enclosed, with decorative frieze and brackets

CONTEXT/SETTING/LANDSCAPE FEATURES

Set quite close to the street with low stone wall, hedging and garden setting.

MATERIALS/STRUCTURE

Timber rusticated weatherboards, corrugated iron roof.

ALTERATIONS

Veranda partially filled in – casement-and-fanlight windows suggesting post-WWII date.

RATING

Defining

REASON FOR RATING

Small late 19th century villa/cottage from first phase of residential subdivision in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 208 Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof and veranda, which addresses Fitzgerald Avenue.

CONTEXT/SETTING/LANDSCAPE FEATURES

Tall picket and paling fence; corner site.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Veranda partially enclosed (date unknown).

RATING

Defining

REASON FOR RATING

Turn of the century (19th/20th) dwelling that is part of the development history of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 212 Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single storey, single family dwelling with vehicle access from Elm Grove.

CONTEXT/SETTING/LANDSCAPE FEATURES

Established garden setting at corner of Fitzgerald Avenue and Elm Grove; solid masonry boundary wall.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 214 Fitzgerald Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family dwelling centred on site with gabled roof, shed dormers, exposed rafters and corner entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

Established garden setting providing partial screen from Fitzgerald Avenue; low random rubble stone wall surmounted by hedging.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 216 / 216B / 216C Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 2000s

STYLE

Contemporary terraced townhouse

PHYSICAL DESCRIPTION

Three linked two-storey townhouses on long rectangular section with integrated garaging and large area of asphalt for driveway and parking.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting; site largely taken up with townhouse units. Concrete block and metal balustrade style boundary fencing.

MATERIALS/STRUCTURE

Brick, weatherboard feature cladding, long-run steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Intrusive

REASON FOR RATING

Intensification of site usage involving loss of earlier single family dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 218 Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family home set back from roadway on long rectangular site. Gabled roof with cross gable over façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Largely screened by fencing and shrubs from Fitzgerald Avenue.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

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TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 220 Fitzgerald Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1922

STYLE

California bungalow

PHYSICAL DESCRIPTION

Two-storey, single family home set back from roadway on long rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Screened by fencing and shrubs from Fitzgerald Avenue.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roofing.

ALTERATIONS

Modern window on street front (date unknown).

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. This house was bought by George Cooper, a company secretary, and remained in his ownership until 1969.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**CHRISTCHURCH CITY PLAN – LISTED HERITAGE ITEM AND SETTING
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 203**

***DWELLING AND SETTING, ENGLEFIELD - 230
FITZGERALD AVENUE, CHRISTCHURCH***



PHOTO M.VAIR-PIOVA, 9/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Englefield is of high historical and social significance for its role in the early European settlement of Canterbury, and for its associations with W. G. Brittan, a notable early colonist involved in the establishment and administration of the Canterbury Settlement, and with local notary and politician E. C. J. Stevens.

Englefield was built on a 50 acre block at the corner of then East Town belt, later Fitzgerald Avenue by William Guise Brittan (1809 – 1876) in 1855-1856. Brittan, his wife Louisa and their four young children arrived in 1850 on board one of the first four Canterbury Association ships, the Sir George Seymour. Brittan was a major figure in founding the Canterbury Settlement, and was the first to register his name as a buyer in January 1850. He held a number of prominent positions in the early settlement including Commissioner of Crown Lands, chairman of the Colonists' Society, supervisor of the allocation of Orders of Choice - the process by which colonists selected their land purchases - and treasurer of the Waste

Lands Board. Brittan was also known for his philanthropy and gave land for the Papanui Anglican Church. In August 1864 he sold Englefield for subdivision. A mix of small cottages and larger homes were subsequently built in a series of small streets around his former homestead.

Member of the Legislative Council Edward Cephas John Stevens and his family owned the property from 1869 until WWI. President of the Christchurch Rowing Club, Stevens was responsible for the arrangement of the popular regattas which took place each year on the stretch of the Avon alongside Englefield. Stevens laid out a four-hole golf course on the property, establishing this sport for the first time in Canterbury. J. G. Collins, of noted architectural practice Collins and Harman, owned the property from 1922 to 1927 and made additions to the house and subdivided the property further. Between 1972 and 2009, Englefield was owned by Frances and Rex Ryman, who did much to recover and protect the history of the property. The current owners purchased the property from the Ryman's however the house suffered substantial damage in the 2010 and 2011 Canterbury earthquakes, and has since been unoccupied.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Englefield is of high cultural significance for its location adjacent to the mahinga kai area of the Otakaro-Avon, as a house designed to reflect the aspirations and changes of early citizens and as colonial life progressed with a strong belief in the future of the province. Originally set on 50 acres the house reflecting the need for small land holdings as a means of self-sufficiency and has been in continuous use as a residence for 150 years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

Englefield is of high architectural and aesthetic significance as an important example of an early colonial dwelling. It is likely that Guise Brittan's brother-in-law, Charles Fooks, an architect and surveyor who had travelled with him to Canterbury, was responsible for the initial design. Fooks also designed Linwood House (1857), now demolished) for Guise Brittan's brother Joseph, and his own home at River Road (now also demolished). Built in a domestic Gothic Revival style, Englefield been altered by successive owners. The greatest number of changes appear to have made during the tenure of notable architect J. G. Collins (1922-1927). These included a brick lean-to replacement of the original conservatory, the partial bricking-in of the main west entry and the replacement of the original timber buttresses to the barrel vaulted living area in brick. Stucco was also possibly applied to the house at this time. Fretted barge boards, cross gabling and half-timbering detail in the bell cast gables remain, although some of the more decorative elements of the house, such as the detail of the west entry porch and the open timber buttresses have been removed. These changes have however not detracted from the overall reading of the initial architectural intent. The house has suffered severe damage as consequence of the Canterbury Earthquakes of 2010 and 2011, including chimney collapse but the majority of the building remains extant albeit in fragile condition at this time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Englefield is of technological and craftsmanship significance for the capacity it has to illustrate the availability of materials and the adaptation of construction techniques in the early colonial context. A wide range of materials and building methods have been employed in the construction of the house and its subsequent alterations. Materials used include timber, brick, a form of cob, hand drawn glass and slate. Unusual internal decorative elements include the cast metal decorative cornice elements in the dining room.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

Englefield has high contextual significance on its site, in its setting, as a city landmark and as part of a wider group. The setting of the house is its immediate land parcel, a large rectangular block containing many mature plantings, including a large *Cordyline australis* (Cabbage tree) and some outbuildings. The house is centrally located on the parcel. Whilst the setting is sufficient to enable appreciation of the house, the original setting has been extensively subdivided over time. The house has, for example, lost its physical connection with the Avon - although a small memorial reserve (The William Guise Brittan Memorial Garden) at the corner of Avonside Drive and Fitzgerald Avenue has been created to restore this link. The house none-the-less remains a landmark on Fitzgerald Avenue because of its visibility and distinctive appearance. Surrounding streets were cut from the original Englefield property. The (modern) lane immediately to the rear of the house is named after for Guise Brittan's wife – Louisa (Chandler). The houses in the immediate area document the evolution of domestic architecture in Christchurch over more than a century, and include a number of modest nineteenth century dwellings that provide a contrast with the grander Englefield.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

Englefield and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred pre-1900.

The Avon – Ōtākaro was highly regarded as a mahinga kai by Maori. Habitation in the area was not permanent however, as it was linked to a region-wide seasonal migration for food gathering. Construction of Englefield commenced in 1855, although planting and farm

activities had begun as early as 1851. Extensive subdivision and roading development may limit the potential for any surviving archaeological evidence.

ASSESSMENT STATEMENT

Englefield is of high overall heritage significance to the Christchurch District, including Banks Peninsula. It is of high historical and social significance as one of the earliest remaining dwellings in the city, and for its association with William Guise Brittan, a notable early colonist involved in the establishment and the administration of the Canterbury Settlement, and with politician and local notary E. C. J. Stevens. It is of high cultural significance for its long history of use as a residence, and for its connection to the early sporting and recreational activities of European settlers. Englefield is of high architectural and aesthetic significance as an important example of an early colonial dwelling. Englefield is of technological and craftsmanship significance for the evidence it provides of 1850s colonial craftsmanship, skills, construction materials, technology and methods. Englefield is of archaeological significance for its location within a mahinga kai area associated with the Avon River, and for the potential it has to provide evidence of early European activity in the area.

REFERENCES:

CCC Heritage files: 230 Fitzgerald Avenue – *Englefield*

Christchurch City Plan – Listed Heritage Item and Setting - Heritage Assessment – Statement of Significance – Englefield, 230 Fitzgerald Avenue (2011)

UPDATED:11 MARCH 2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 232 Fitzgerald Avenue / 10 Avonside Drive
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey single family home with vehicle access from Fitzgerald Avenue.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned for views over Avonside Drive to the Avon River. Paling fence and vegetation on road boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated iron roofing, brick chimneys.

ALTERATIONS

Interior divided into ground floor professional rooms and first floor apartment, date unknown.

RATING

Defining

REASON FOR RATING

Dates from last major phase of house construction in the area following 1921 subdivision at time of purchase by JJ Collins.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Mid-20th owner/occupier was Floyd Sheppard, a sharebroker (d. 1950).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME William Guise Brittan Historical Garden

ADDRESS 234 Fitzgerald Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

Englefield Historic Area, List # 7484

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1994-95

STYLE

Picturesque informal

PHYSICAL DESCRIPTION

Pocket park at corner of Fitzgerald Avenue and Avonside Drive with picket fence, English cottage garden planting, signage and commemorative cabbage tree (He tohu whakamaumahara o matou tipuna) north-eastern corner. Post and chain surround of ti kouka (cabbage tree) features carved pou. Replica lampposts.

CONTEXT/SETTING/LANDSCAPE FEATURES

Adjacent to Englefield Lodge, Ōtakaro Avon River and East Town Belt [Fitzgerald Avenue]

MATERIALS/STRUCTURE

Grass, cabbage tree and shrubs, timber fence and signage.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

Non-residential council reserve that pays tribute to the garden developed by the Brittans at Englefield and acknowledges history of the locale.

HISTORICAL AND SOCIAL SIGNIFICANCE

The garden is associated with Englefield Lodge and was officially opened on 26 November 1994 by Amanda Upham, the great-great-granddaughter of William and Louisa Brittan.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The garden is designed in an English cottage garden style to pay homage to the Brittan family's origins and the garden they developed at Englefield.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Typical of a modern council reserve.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s+

STYLE

Victorian vernacular cottage with modern addition

PHYSICAL DESCRIPTION

Single-storey cottage with bullnose veranda and two-storey northern addition.

CONTEXT/SETTING/LANDSCAPE FEATURES

Picket fence and several trees in the front yard. House occupies almost all of site.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Gabled two-car garage, two-storey addition on north side with bungalow windows.

RATING

Contributory

REASON FOR RATING

19th century cottage with double garage and two-storey addition contributes to historic and architectural values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Various [late 19 th C + ?]

STYLE

Worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

Open to the street with metal, balustrade style fencing and parking space at north-west corner.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Replacement roofing, cladding, and fenestration (c.2017).

RATING

Contributory

REASON FOR RATING

A refurbished cottage close to the street that likely dates from the late 19th century.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family home with hipped roof and shallow veranda. Carport on south elevation and lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Picket fence and open to the street.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated metal roofing.

ALTERATIONS

Replacement of veranda (between 2012 and 2017).

RATING

Defining

REASON FOR RATING

Early 20th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Victorian rudimentary bay villa.

PHYSICAL DESCRIPTION

Single storey, single family house on narrow rectangular section with enclosed veranda and prominent cross-gable.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with picket fence. Direct relationship with street.

MATERIALS/STRUCTURE

Lapped and rusticated weatherboards, corrugated iron roofing.

ALTERATIONS

Enclosure of veranda, new fenestration, picket fence (date unknown).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling close to the street on narrow rectangular site. Hipped roof, bullnose veranda on posts with simple brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting, with picket fence. Direct relationship with street and single garage at rear.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Possible veranda replacement, date unknown.

RATING

Defining

REASON FOR RATING

Late 19th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1873

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on small section with hipped roof and straight veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden and low brick and paling fence.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Rear addition, date unknown.

RATING

Defining

REASON FOR RATING

A small late 19th century cottage from the earliest period of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Built by cabman George Wells, after whom the neighbouring street was presumably named. This was likely the Wells family home and 17 was built for rental. Mary Ann Wells lived here in 1910.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof, straight veranda and cross-gabled extension to the rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting, with direct relationship with street; low paling fence. Garaging at rear of property.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Cross-gabled extension to rear of house? (pre-2007).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s?

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof and enclosed veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

Modest garden setting with picket fence and garaging at rear of property.

MATERIALS/STRUCTURE

Stucco, probably over timber framing, corrugated iron roofing.

ALTERATIONS

Veranda enclosed, new fenestration and stucco cladding.

RATING

Defining

REASON FOR RATING

A small late 19th century cottage from the earliest stage of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1873

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gable roof and rear lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting, with brick and picket fence. Direct relationship with street.

MATERIALS/STRUCTURE

Stucco cladding likely over timber frame, corrugated metal roofing.

ALTERATIONS

Stucco cladding, trellised entrance porch & reroofing (date unknown).

RATING

Defining

REASON FOR RATING

A small, late 19th century cottage from the earliest period of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. Built by cabman George Wells, after whom the neighbouring street was presumably named.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre May 2017
STYLE	
Modern vernacular	
PHYSICAL DESCRIPTION	
Single-storey, single family dwelling with gabled roof.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Picket fencing with lean-to garaging to the rear of the property.	
MATERIALS/STRUCTURE	
Lapped weatherboards & steel roofing.	
ALTERATIONS	
N/A	
RATING	
Contributory	
REASON FOR RATING	
Modern cottage in keeping with the scale and appearance of its neighbours.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 19 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Modern Neo-colonial

PHYSICAL DESCRIPTION

Two-storey, single family home on corner section with steeply pitched hip roof and vehicle access from Elm Grove.

CONTEXT/SETTING/LANDSCAPE FEATURES

Corner site with picket fence and garden setting.

MATERIALS/STRUCTURE

Rendered walls with long-run steel roof.

ALTERATIONS

Unknown

RATING

Neutral

REASON FOR RATING

Two-storey modern home that interrupts historic streetscape due to its large size and expression of higher socio-economic status.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gable roof on narrow rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with low picket fence and garaging to rear of property.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing, brick chimney.

ALTERATIONS

New fenestration and entrance door on façade (1920s?).

RATING

Defining

REASON FOR RATING

A small late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://www.heritage.org.nz/the-list/details/7484>

<https://my.christchurchcitylibraries.com/christchurch-place-names/>

REPORT COMPLETED

21 July 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof, boxed bay windows and decorative eaves brackets. Gabled addition at south-west corner has decorative façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Partially screened from street by paling fence and climbing plants. Twin cabbage trees enhance symmetry of house.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing, brick chimney.

ALTERATIONS

Gabled addition, date unknown.

RATING

Defining

REASON FOR RATING

A late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1930s

STYLE

California bungalow

PHYSICAL DESCRIPTION

Single-storey, single family home with gabled roof, side entry and garaging at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

Partially screened from street by planting; wire boundary fence.

MATERIALS/STRUCTURE

Stucco cladding and corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

An inter-war house that maintains the small scale and typical site coverage of first generation houses in Hanmer Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hipped roof and boxed bay windows. Similar, but less decorative, than 23 Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Partially screened from street by metal fencing and hedging.

MATERIALS/STRUCTURE

Timber weatherboards and corrugated iron roofing.

ALTERATIONS

Lean-to at rear remodelled (c.2000).

RATING

Defining

REASON FOR RATING

A late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1880s

STYLE

Victorian vernacular worker's cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gable roof forms and garage at rear of property. Scalloped bargeboard on cross gable.

CONTEXT/SETTING/LANDSCAPE FEATURES

Low picket fence at street front.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Gabled bay appears to be c.1945 addition to square-plan cottage.

RATING

Defining

REASON FOR RATING

A late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1887

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family home with gabled roof and straight veranda supported by posts with decorative brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with corrugated steel fence.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

A late 19th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day. John and Jane Storrier built this house after buying the section from John Murphy; John Storrier was a ploughman.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 th century?

STYLE

Arts and Crafts bungalow

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with gabled roof, cross-gabled entrance porch and secondary dwelling at rear of property (No. 27).

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden with cement rendered fence cum retaining wall on street boundary.

MATERIALS/STRUCTURE

Timber weatherboards and shingles, corrugated iron roofing for principal dwelling.

ALTERATIONS

Bungalow 'makeover' of Victorian vernacular cottage (c.1910?). Secondary dwelling erected at rear of house (c.1980?).

RATING

Defining (No. 29)

REASON FOR RATING

Modified Victorian cottage that represents continuity of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hip roof on narrow rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with street front single garage; concrete nib wall.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing, brick party wall on south elevation.

ALTERATIONS

Concrete block garage at front of property (c.1980?).

RATING

Defining

REASON FOR RATING

A late 19th/ early 20th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Flats
ADDRESS 1/31 & 2/32 Hanmer Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1970s

STYLE

Modern ranch

PHYSICAL DESCRIPTION

Three-part building accommodating two units with two-storey section flanked by single storey wings. Gabled roof forms and front unit addresses the street with side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

Abuts southern boundary of Louisa Chandler Lane with minimal garden setting and street-front paling fence.

MATERIALS/STRUCTURE

Concrete block, vertical timber boarding, corrugated iron roof.

ALTERATIONS

Unknown

RATING

Neutral

REASON FOR RATING

Semi-detached late 20th century housing in compatible style and form to adjacent housing.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 34 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Victorian square-plan villa

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with hip roof on narrow rectangular site.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with off-street parking bay only; low masonry wall and hedging.

MATERIALS/STRUCTURE

Stuccoed walls on probable timber frame, corrugated iron roofing.

ALTERATIONS

Unknown

RATING

Defining

REASON FOR RATING

A late 19th/ early 20th century cottage from the first phase of residential development in the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 35 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s/1880s?

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on narrow rectangular site, which abuts northern boundary of Louisa Chandler Lane. Double gable roof and cross-gabled bay at front.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden setting with direct relationship to street; low concrete nib wall on road boundary and framing steps and side path.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roofing.

ALTERATIONS

Bungalow 'makeover', including shingled gable end, porch detailing and new fenestration in front bay (1920s?).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling, albeit modified, that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

21 July 2021

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 36 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s?

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling on small section with gabled roof, rear lean-to and entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

Minimal garden partly obscured by recent board and batten fencing over low concrete wall.

MATERIALS/STRUCTURE

Rusticated timber weatherboards, corrugated iron roofing.

ALTERATIONS

Casement-and-fanlight type fenestration (1920s?).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
ENGLEFIELD AVONVILLE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 40 Hanmer Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	Englefield Historic Area, List # 7484
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s/1880s? +

STYLE

Victorian vernacular cottage

PHYSICAL DESCRIPTION

Single-storey, single family dwelling with multiple gabled roof forms and vehicle access and garaging off Hanmer Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Corner site; shrubbery and post and rail fencing screens house from street.

MATERIALS/STRUCTURE

Timber weatherboards, corrugated iron roof.

ALTERATIONS

Extended to north and south, including attached garage on south elevation (1990s?).

RATING

Defining

REASON FOR RATING

Late 19th century dwelling with later 20th century extensions that illustrates the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development on the fringe of the inner-city from the 1850s until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values are associated with the Avon River Ōtakaro and the cabbage tree fishing marker that stands overlooking the riverbank on Avonside Drive.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Housing designs in Englefield Avonville date predominantly from c.1855 until 1935 and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The river setting and the mix of streetscape environments within the area create a distinctive residential environment. Houses are built to address the street and, on Avonside Drive, the river.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to pre-European food gathering, pioneering farming and brewery activities in Canterbury, and residential activity since the 1850s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

21 July 2021

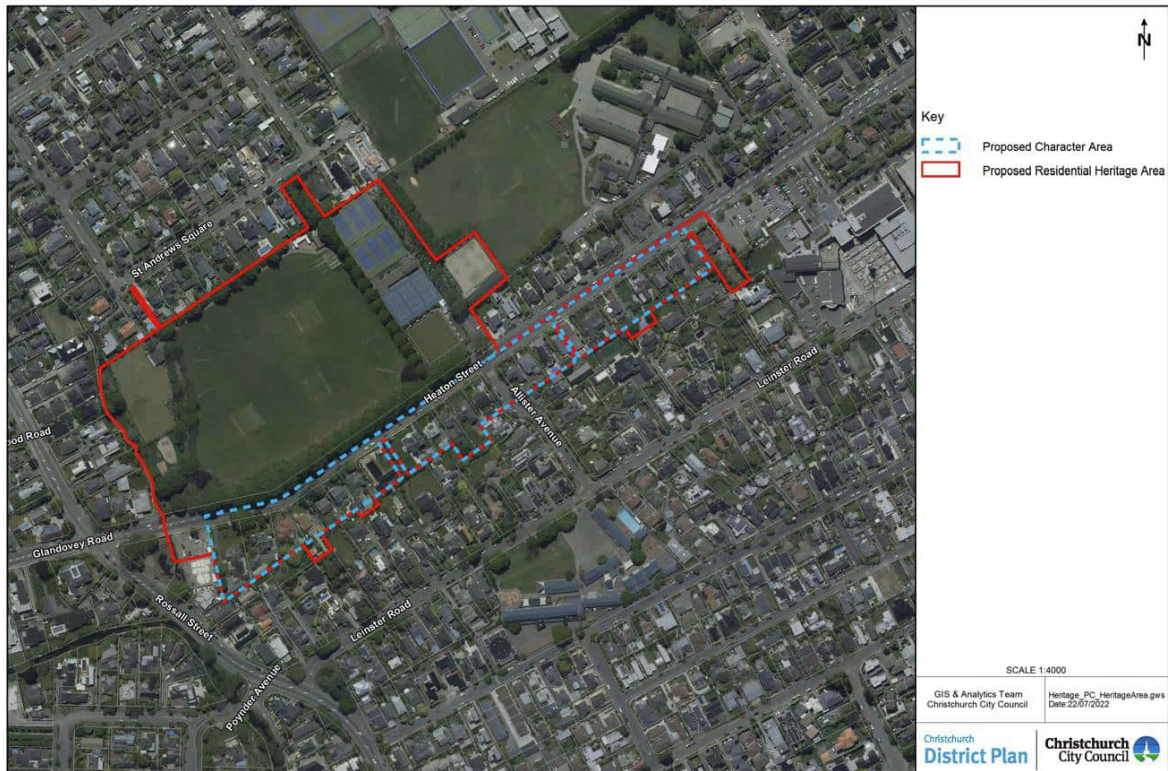
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

HEATON STREET RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Date 22/7/2022. Please refer to the District Plan for the most up to date mapping for the area.

The Heaton Street Residential Heritage Area (RHA) extends along the south side of the roadway, encompassing numbers 16 and 122 (inclusive); it includes Elmwood Park. The area is bounded to the west by Taylor's Drain and to the east by the grounds of St George's Private Hospital. Houses accessed from Heaton Street but situated on rear lots are not included in the RHA.

Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Taonga lists three houses within the heritage area: 70, 74 and 98 Heaton Street. The same buildings are also individually scheduled items in the Christchurch District Plan.

Elmwood Park is also a scheduled heritage item. It is noted that the scheduled tree entered as T144 in the District Plan is actually located at 194 Rossall Street, not 16 Heaton Street as recorded.

Christchurch District Plan Zoning

The RHA is zoned Residential Suburban Zone. Elmwood Park is zoned OCP (Open Space Community Parks Zone).

Summary of Heritage Values

This RHA is comprised of 27 residential properties located on the south side of Heaton Street, between Taylor's Drain in the west and St George's Private Hospital in the east. Once part of the Rhodes family's 'Elmwood' Estate, the area embodies historic, social, cultural and architectural values as a place of upper-middle class habitation. Contextual values are embodied in Elmwood Park and the mature gardens in which the dwellings are set.

Taylor's Drain is a tributary of the Wairarapa Stream, which was a Ngāi Tūāhuriri kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place). Once part of a notable Canterbury settler family's Christchurch holding, Heaton Street represents many of the historic values to be found in the suburb of Fendalton as a whole.

The subject properties were formed by two subdivisions, undertaken in 1914 and 1919, and the area has retained a large number of architecturally-designed English Domestic Revival style houses that were built in the later 1910s and 1920s. Generally, the sections and houses are large, conveying the impression of an affluent enclave that has been home to wealthy individuals including company directors, professionals and merchants, as well as former Christchurch Mayor, Sir Hamish Hay, over the years.



Detail from Part of city of Christchurch, 1926. CCLMaps 365579.

History of Subdivision and Development

The western boundary of the RHA is formed by Taylor's Drain, which runs into the Wairarapa Stream beneath Rossall Street. 'The Wairarapa Stream is a tributary of the Ōtākaro (Avon River) in Christchurch. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Wiremu Te Uki and others from Ngāi Tūāhuriri recorded Wairarapa as a kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place). Kāuru (root of the tī kouka), aruhe (bracken fernroot), inaka (whitebait), tuna (eels) and kiore (Polynesian rat) were all gathered here.'¹

¹ <https://www.kahurumanu.co.nz/atlas>

Heaton Street was developed as a residential street in the mid-1910s. The land on which the street was formed had been part of the 'Elmwood' Estate belonging to the Rhodes family. Robert Heaton Rhodes purchased the 50 acres of rural section 142 from TS Duncan in 1866. The first house on the property, located where Heaton Intermediate School is now sited, was known as 'Elmwood'. It was designed by Frederick Strouts and built in 1868. The house was rebuilt in 1882-84 following substantial damage caused by a fire.

After the death of Robert Heaton Rhodes (1815-84), his wife Sophia, along with their son, also Robert Heaton but known as Heaton, continued to live at 'Elmwood'. In 1895 Heaton moved to his new house 'Otahuna', near Tai Tapu. After the death of his mother in 1906, Heaton Rhodes continued to maintain 'Elmwood' and its grounds for four decades.

'Elmwood' stood in very extensive grounds, comprising the original rural section 142 and parts of adjoining rural sections, 133 and 242, which the Rhodes family had also acquired. The house was no longer permanently occupied from 1906; at this time Heaton began to sell off parts of the estate.

In 1914 the first subdivision (DP 4014) created a line of sections on the south side of Heaton Street from the Papanui Road corner down to the corner of what became Allister Avenue.

In the same year Rhodes also subdivided the block of land between Papanui Road and Circuit Street (DP 4109); the western side of Circuit Street remained part of the Elmwood Estate. Not all the sections of these two 1914 subdivisions sold immediately, but within five or six years of the end of World War I most had dwellings on them.

After World War I Rhodes subdivided the south side of Heaton Street from Allister Avenue to Strowan Road (DP 5160). Allister Avenue was formed in 1920 after Rhodes transferred Lot 1 of DP 5160 to the Mayor, Council and citizens of Christchurch.

The north side of Heaton Street, from the boundary of Elmwood Park running east to the corner of Circuit Street was not subdivided for another 20 years. However, as early as 1912, Heaton Rhodes had begun negotiations to sell the polo paddocks of the 'Elmwood' Estate to the City Council to form a park.

Negotiations were protracted over several years, partly because the Council wanted Waimairi County to contribute to the purchase of the proposed park. It was not until 1927 that the boundaries of the park with an area of 14 acres, 2 roods and 38 perches in total were defined (DP 8229). The area had, however, been in use for public recreation for several years before this.

Although the area was affected by the 2010/2011 Canterbury earthquakes, most of the houses in the area survived the earthquakes and have since been refurbished and reoccupied. All have retained their residential purpose within an inner-suburban neighbourhood that is minutes away from the central city and well served by recreational and educational amenities.



'Parkdale' at the corner of Heaton and Rossall Streets in 1932 (demolished). CCL.

Historic Names and Uses

The name of the street and the park located on its northern side, both originate with the Rhodes family, who were early colonial settlers. After emigrating from Yorkshire in 1850, Robert Heaton Rhodes and his two brothers, William Barnard and George, prospered as traders and landowners.

Robert chose the name 'Elmwood' for his estate on Papanui Road. The name is now associated with a neighbourhood, a school, a street and a park; all located on land that was once part of the Rhodes' rural property.

Heaton was the maiden name of the Robert Heaton Rhodes' mother Theodosia; it was her grandson Robert Heaton Rhodes, Robert's son, who subdivided the land which makes up the RHA.

Robert Heaton Rhodes junior (1861-1956) was a notable figure in Canterbury life. A member of the province's wealthy landed elite, he was known for his philanthropy and had a distinguished career as a politician.



'Elmwood' in 1899. The house was located on the north side of Heaton Street, near Circuit Street; it was demolished in 1954 to make way for Heaton Intermediate School. IMG0022, CCL.

Distinctive Physical Characteristics

- Heaton Street is a busy suburban through-road, running from the Glandovey Road/Rossall Street/Strowan Road intersection in the west to Papanui Road/Innes Road in the east. The RHA is bisected by Allister Avenue.
- Elmwood Park is an established suburban park with notable trees and Taylor's Drain, a tributary of Wairarapa Stream, on its western boundary.
- In Heaton Street most of the properties have substantial walls or fences providing a strong point of demarcation between private and public domains.
- Materials used within the sites and on the dwellings vary and include stone, brick, timber, shingles and iron, with a high level of architectural detailing on the dwellings.

The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social association with the Rhodes family and its early 20th century development as an upper-middle class residential street. Cultural values are associated with the way of life of the area's former residents. The architectural and aesthetic values of the area arise from its predominant early 20th century, English Domestic Revival style dwellings, many of which were designed by prominent Christchurch architects the England Brothers. The craftsmanship value of the houses is generally typical of the period in which they were built. The combination of Elmwood Park, established in 1913 and protected for its heritage values, and the mature garden settings of the houses generate contextual values. The area has the potential to reveal archaeological values in relation to the residential development of the area in the early 20th century and earlier mana whenua and pastoral uses of the land and waterways.

Historical/Social

The RHA has historic and social significance due to its close association with the Rhodes family, particularly Robert Heaton Rhodes and his son of the same name.

For some years prior to the subdivisions undertaken between 1914 and 1938, 'Elmwood' Estate was an 'island' of undeveloped land surrounded by residential development. It was then progressively developed in stages.

The successive subdivisions appear to have reflected Heaton Rhodes' wish to create an 'exclusive', upper-middle class residential area. It was reported in 1934 that when 'Heaton Street was formed an arrangement was made whereby only buildings reaching a certain standard should be erected there. The result has been to make Heaton street one of the most fashionable residential areas in Christchurch'.²

The original male primary householders in the RHA were mostly business leaders, such as company owners, directors and managers, and professional people, particularly doctors, dentists, accountants, lawyers and engineers. Sir Hamish Hay (1927-2008), the longest serving mayor of Christchurch (1974-1989), lived with his family at 70 Heaton Street.

² Press 28 April 1934, p. 10.



The former home of Sir Hamish and Lady Hay, 70 Heaton Street. Dr A McEwan

The RHA thus affords physical evidence of social stratification in Christchurch and of residential segregation by class. Heaton Street was, and remains, a prestigious street and the affluence of those living on it is reflected in the size, materials and the use of prominent architects in the design of the houses.

Cultural/Spiritual

The RHA has cultural value as a demonstration of the way of life of its past and present residents. The uniformity of the houses in terms of their size and design is matched by the consistency in the higher socio-economic status of their occupants.

Architectural/Aesthetic

The houses in the RHA have architectural and aesthetic value related to the overall consistency and authenticity of their age and style. While the Rhodes subdivisions were laid out in a rectilinear pattern common to most parts of Christchurch, the generous sections and large houses set it apart and signify it as being an affluent neighbourhood.

The two south side subdivisions, of 1914 and 1919, led to a substantial number of large two-storey English Domestic Revival style houses being built in the years during and immediately after World War I. The majority of these houses were designed by a single firm of architects, the England Brothers. The firm was responsible for 70 Heaton Street, for example, which was built for Marjorie and Claude Ferrier in 1925.

A small number of single-storey houses contribute some variety to the streetscape, while a handful of contemporary homes maintain the predominance of two-storey dwellings. In addition to the area's well-preserved houses, extensive and well-maintained gardens contribute to its aesthetic values.



Entrance to Elmwood Park. Dr A McEwan.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. English Domestic Revival style homes are generally of timber construction and feature the use of shingles and weatherboards. A number of brick chimneys, which failed during the Canterbury earthquakes, have been rebuilt but slate roofs have been retained in a number of cases.

Contextual

The contextual value of the area arises from the historic development pattern embodied in the street and neighbouring park. Mature trees in Elmwood Park complement those within the established garden settings of the houses within the RHA. The trees that run along the southern boundary of the park contribute to the distinctive urban form of the western portion of the RHA, in which two-storey dwellings predominate.

Archaeological

The area has potential to reveal archaeological information relating to its early 20th century development, as well as to mana whenua activity and historic rural uses.

Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, June 2005)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

Geoffrey W. Rice *Heaton Rhodes of Otahuna The Illustrated Biography* (Canterbury University Press, Christchurch, 2001)

Rodney Wells and Vicky Heward *Christchurch Heritage Houses* (Caxton Press, Christchurch, 2004)

Rupert Tipples *Colonial Landscape Gardener: Alfred Buxton of Christchurch, New Zealand 1972-1950* (Lincoln College, 1989)

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Heaton Street houses. Dr A McEwan.

Schedule of Individual Items to be included in the RHA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Elmwood Park	Heaton Street	No	Defining [Scheduled item # 243]
House	16 Heaton Street	No	Neutral
House	26 Heaton Street	No	Defining
House	30 Heaton Street	No	Defining
House	32 Heaton Street	No	Contributory
House	34 Heaton Street	No	Defining
House	36 Heaton Street	No	Defining
House	42 Heaton Street	No	Defining
House	46 Heaton Street	No	Defining
House	50 Heaton Street	No	Neutral
House	62 Heaton Street	No	Defining
House	64 Heaton Street	No	Defining

House	68 Heaton Street	No	Defining
House	70 Heaton Street	Yes List entry # 3713	Defining [Scheduled item # 245]
House	74 Heaton Street	Yes List entry # 3716	Defining [Scheduled item # 246]
House	80 Heaton Street	No	Defining
Vacant lot	82/84 Heaton Street	No	Intrusive
House	86 Heaton Street	No	Neutral
House	88 Heaton Street	No	Neutral
Unit	92 Heaton Street	No	Neutral
Unit	92A Heaton Street	No	Neutral
House	98 Heaton Street	Yes List entry # 3714	Defining [Scheduled item # 1364]
House	102 Heaton Street	No	Defining
House	108 Heaton Street	No	Defining
House	112 Heaton Street	No	Defining
House	116 Heaton Street	No	Defining
House	118 Heaton Street	No	Neutral
House	122 Heaton Street	No	Defining

Key for the Contribution to the HA

Defining

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

Contributory

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

Neutral



Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.






Intrusive




Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are




inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES

FEATURE	DESCRIPTION	
Open space	Elmwood Park, rectangular in shape, with specimen trees planted on its perimeter, an open central playing area (used, typically, for rugby in winter and cricket in summer) and provision of a children's playing area and for such facilities as tennis courts and bowling greens (both present at Elmwood Park on its eastern boundary).	
STREAMS	Taylor's Drain, a tributary of Wairarapa Stream, adjacent to Elmwood Park	
CEMETERY	N/A	

LANDMARKS	Refer to Open Space	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	<p>Variety of domestic gates and pillars (Rating: Contributory)</p>     <p>Variety of domestic gates and pillars (Rating: Neutral)</p>  <p>Variety of domestic gates and pillars (Rating: Intrusive)</p>	
PATHS	N/A	
STRUCTURES	N/A	
FENCES	Variety of fences (Rating: Neutral)	

	Variety of fences (Rating: Intrusive)	
WALLS	Variety of walls (Rating: Contributory) Variety of walls (Rating: Neutral) Variety of walls (Rating: Intrusive)	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	N/A	
LIGHTING	Fabricated steel arm oclyte (Rating: Neutral)	
STREET	Heaton Street , a through street with simple form, straight, footpaths both sides, ongoing road widening at key intersections (Rating: Neutral)	
• WIDTH	Heaton Street 14m carriageway and 20m road reserve (Rating: Neutral)	
• ALIGNMENT AND LAYOUT	Both streets are straight (Rating: Contributory)	
• MATERIAL	Asphalt (Rating: Neutral)	
• KERB AND CHANNEL	Heaton Street standard from 1950 to 2005 (Rating: Neutral)	

• FOOTPATH	Heaton– footpaths both sides, asphalt (Rating: Contributory)	
• BERM	Berms only from 16 to 92 Heaton Street (Rating: Neutral)	
Street trees	N/A	
• CLUSTER	N/A	
• AVENUE	N/A	
• INTERMITTENT	N/A	
• SIZE	N/A	
• SPECIES	N/A	
Garden planting	N/A	
<i>Private Realm Features</i>		
MATERIALS	Timber, brick, stone (Rating: Contributory) Masonry, concrete, iron (Rating: Neutral)	
BUILDING SETBACK	Heaton Street predominantly 7-10m south side (Rating Primary), north side variable largely because of garages in front yard (Rating: Intrusive).	
ANCILLARY BUILDINGS	Heaton Street garages built in conjunction with the houses (Rating: Neutral) Heaton Street front yard garages (Rating: Intrusive)	 
TREES	Variety of large scale, predominantly exotic deciduous trees (Rating: Contributory)	

		
VEGETATION	Variety of garden planting throughout (Rating: Contributory)	
VIEWS	Elmwood Park (Rating: Primary)	

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 243
ELMWOOD PARK – 83, 83A-C HEATON STREET,
CHRISTCHURCH**



PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Elmwood Park has historical and social significance due to its association with the Rhodes family, its transformation from a private estate to a suburban park, and for its use by various sporting codes and the local community for almost 100 years.

The grounds of Elmwood Park were originally part of the Rhodes estate; the residence known as Elmwood was on the site now occupied by the Heaton Normal Intermediate School and the park occupied the former estate's extensive garden and orchard.

Before moving to Purau in the 1860s, Robert Rhodes had built a house on 50 acres of land, naming the property Elmwood after the English Elm trees that lined the Papanui Road

boundary. Rhodes planted most of the trees in the grounds in 1867 including many imported species which were not in common cultivation in Canterbury at that time (Barnett, 1946). In 1882 the dwelling burned to the ground; however Elmwood's trees, shrubs and orchard were uninjured (*The Press*, 23 November 1982, p 2). Two years later a replacement dwelling was built within the existing established landscape. Robert Rhodes died in 1884 and the property was left to Robert's son Heaton Rhodes, a well-known lawyer, runholder and politician who completed the redevelopment of the estate although he lived on his country estate at Tai Tapu.

Heaton Rhodes, began to subdivide the Elmwood estate in the early years of the 1910s and in 1911, a group led by the Christchurch Mayor Thomas Taylor, determined to acquire a portion of the estate for use as a suburban park for the residents of St Albans, Papanui and Fendalton as well as the children attending Elmwood School. In 1919, a block of 6.07 hectares of the estate's ornamental grounds was acquired as part of a joint purchase by Christchurch City Council, the Government and Waimairi County Council. Christchurch City Council raised a loan of £1000, the Government of the day agreed to contribute £1,000 and Waimairi County Council contributed £1,152 towards the cost of laying out the park.

As part of the development of the park Heaton Street was formed. Allister Avenue was also formed to allow public access to the park from Leinster Road. The land for this was donated by local resident Charles Wood (95 Leinster Road).

James Young, Curator of the Christchurch Botanic Gardens and Superintendant of Reserves was responsible for the overall park layout and his early plant selections for the park included Plane, Horse Chestnut and White Beam. In addition a number of large Lime trees were transplanted from St Albans Park. Paths and sports fields for rugby and cricket were formed between 1922 and 1923, three asphalt tennis courts were formed in 1924 and a tennis pavilion was constructed on the park's eastern side in 1926. A children's playground was established on the western side of the park in 1925 and in c.1927 a bowling green was laid out near the tennis courts in a location originally intended for a lake. A croquet pavilion, associated with established croquet lawns, was completed in 1929. An iron post and chain fence previously used on Victoria Square was erected on the park's Heaton Street frontage in 1924 and ornamental iron gates from Canterbury Hall were erected at the main park entrance on Heaton Street at its intersection with Allister Avenue in c.1925. Halswell stone pillars and a low stone wall were constructed as part of this main entrance.

In 1933, as part of the City Council's scheme to encourage children to plant and care for trees in parks near their schools, pupils from Elmwood School planted several dozen trees in the park. Species included oak, elm, rowan and plane as well as roses. One year later a commemorative tree was planted in the park by pupils to mark the Royal Jubilee. Other plantings by the Reserves Department prior to 1950 included copper beech, red oak and golden ash.

In the late 1930s Heaton Rhodes further subdivided his estate, and gifted a long narrow strip of land on the eastern boundary of the park to the city to protect the stand of Elms that it contained. This block was surveyed in 1938 and formally added to the park in 1942. This area today contains the driveway and parking. A further block to the east of this area was added to the park in 1945 to allow the expansion of the bowling club.

Today the 6.47-hectare block consists of sports fields and associated sports buildings, a children's playground, a tree-lined perimeter path, gates and a low chain and post fence on the Heaton Street boundary. For nearly 100 years Elmwood Park has provided a meeting

place and recreational sports grounds for the local residents, school pupils and people of neighbouring suburbs.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Elmwood Park has cultural significance as it reflects the importance of public recreation to the people of Christchurch, and its name commemorates its previous history as part of the Rhodes estate. The park is used for sport and general recreation, including croquet, tennis and cricket. It is the home ground for the Old Boys Collegians Cricket Club, one of seven affiliated clubs that use the park and have formed the Elmwood Club to collaborate in their sporting and social activities. Elmwood Park also has cultural significance by virtue of its use as a landscape of commemoration through the planting of the Jubilee memorial tree in 1934, and as a site used by Christchurch City Council as part of their scheme to instil a sense of tree awareness in the city's youth.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Elmwood Park has aesthetic significance due to its balance of large mature trees and open expanse of green space. The park was designed to accommodate both active and passive recreation with a large open grassed area and a perimeter walk edged with mature trees including Lime, Elm Ash and many other species. The croquet club to the west, and the tennis and bowling clubs in the east of the park are screened by mature trees. A diagonal section to the northwest with a stream boundary (Cross Stream) and screened with mature trees contains a playground.

The park contains a number of pavilions built to serve the various sporting codes who utilize the grounds. The cricket club constructed a pavilion in 1957, which was extended in 1980 (Griffiths Moffat and Partners) and 1990 (Ross). The bowling club constructed a large replacement pavilion on a new site (the 1945 block) in 1962 (Donnithorne), which was extended in 1974 (Donnithorne) and altered in 1996 and 1999. The tennis club constructed a large replacement pavilion in 1963, which was extended in 1983 (Pascoe Linton Sellars) and altered in 2008. The croquet club built a replacement pavilion for their 1929 building in 1997. The 1957 cricket pavilion (but not the later additions) was demolished as a consequence of damage sustained in the Canterbury earthquake sequence of 2010-2011. The bowling pavilion also sustained serious damage in the earthquakes and whilst extant as of writing, is slated for demolition. As part of the Replacement District Plan process the four sports buildings were excluded from the heritage listing.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Elmwood Park has technological and craftsmanship significance for the construction method, materials and detailing of its ornamental landscape fabric which predates the park's

development, namely surviving posts from Victoria Square, the Halswell stone fence and iron gates. It also has value for the evidence it may contain relating to past landscape and horticultural practices. The park contains remnant plantings from its former use as a private 19th century residential landscape and early plantings from its initial establishment as a public park, and therefore serves as an arboricultural record of plant fashions in the 1860s and during its early development.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Elmwood Park has contextual significance as a local landmark on a busy Christchurch residential street. The park encompasses a large rectangular block bordered by Heaton Street and Heaton Normal Intermediate School to the east and residential properties that are accessed from Strowan Road and St Andrews Square to the west and north. Only the Heaton Street boundary addresses the street itself. At a wider scale the park relates to other suburban parks in the city which were created from the grounds of 19th century residences, such as Abberley, Woodham, Risingholme, Beverley and Burnside.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Elmwood Park is of archaeological significance for the potential to provide archaeological evidence of human activity, including that which pre dates 1900. The site functioned as a private residence with developed ornamental grounds from the mid 1860s

ASSESSMENT STATEMENT

Elmwood Park is of overall significance to Christchurch, including Banks Peninsula. The park has historical and social significance due to its association with the Rhodes family, its acquisition by the city for use as a suburban park, and its development from a private estate to a public park by James Young, Curator of the Christchurch Botanic Gardens and Superintendant of Reserves. Elmwood Park has cultural significance as it reflects the importance of open public spaces to the people of Christchurch and the growing recognition of the need for children's suburban playgrounds. The park also has cultural significance as a site of commemoration. Elmwood Park has aesthetic significance for its balance of open greenspace and large mature trees. The park has technological and craftsmanship significance for its ornamental landscape fabric (surviving posts from Victoria Square, the Halswell stone fence and iron gates) which predates the parks development. It also has technological value for the evidence it may contain relating to its arboriculture record. Elmwood Park is of contextual significance as a local landmark on a busy Christchurch residential street, and of archaeological significance because it has the potential to provide archaeological evidence relating to human activity, including that which pre dates-1900.

REFERENCES:

CCC Heritage File, Elmwood Park

<http://www.elmwoodclub.co.nz>

The History of the Parks, Gardens and Reserves under the control of the Christchurch City Council, 1952, Assorted History Files, CH377, Box 52, CCC Archives

Barnett, M. J. (1946) Banks Lecture: The History and Development of Tree Planting in Canterbury

CH335, Box 8, Abattoir and Reserves Committee Reports 1939-1945

CH335 Box 8 Reserves Committee Reports March 1939-March 1945, CCC Archives

CH335 Box 9 Reserves Committee Reports April 1945 -March 1949, CCC Archives

CH335 Box 18 Reserves Committee Reports July 1949 – November 1952, CCC Archives

CH380 Abattoir and Reserves Committee Reports 1947 – 1950, CCC Archives

‘Elmwood Park: Private owners generous gift’, *The Press*, 17 April 1919, p 6

Games Areas: Use of the City Parks and Reserves, *The Press*, 18 February 1930, p 10

“Trees and Parks: encourage interest of school children”, *The Press*, 4 August 1933, P 8

REPORT DATED: 12 MARCH 2015, REVISED 30/11/2015, 29/03/2017

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Heaton Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	CoLab Architecture
DATE OF CONSTRUCTION	2019-20

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-storey dwelling with rectangular footprint; gabled and sawtooth roof forms. Large windows set into roof spaces.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is situated close to the road boundary behind a board and batten timber fence. Taylor's Drain runs along the western boundary of the property.

MATERIALS/STRUCTURE

Fibre-cement panel cladding, steel roofing, aluminium fenestration.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house is one of three built on the large lot at the corner of Heaton and Rossall Streets after the previous dwelling, 'Parkdale', was demolished following the Canterbury earthquakes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is an architecturally-designed, single-family home that is in keeping with the architectural values of the area. Although it is a single-level dwelling, the building's roof forms respond to the predominance of two-storey houses within the area.

CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Otley house

ADDRESS 26 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1925

STYLE

Arts and Crafts Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Casement-and-fanlight type fenestration with leaded panes. Hip-roofed garaging at the rear of the property.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set well back from the street within a mature garden; a solid masonry wall marks the road boundary of the property. Garaging is accessed via a driveway along the western boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboards, stone, brick, slate roof.

ALTERATIONS

Alterations & additions to rear of house / south elevation (later 1990s?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and, although altered somewhat, retains much of its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was likely built in c.1925 for Harold and Lulu (nee McMurray) Otley, who married in 1924. Harold Otley (1899-1974) was a timber merchant and the Otleys' garden won the B class category in the Canterbury Horticultural Society's garden competitions in 1932 and 1934.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. Although it is a single-level dwelling, the style and materials of the former Otley house are consistent with the architectural values of the area.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

Press 7 December 1932, p. 13.

Star 7 December 1932, p. 5; 15 February 1934, p. 5; 16 February 1934, p. 5.

REPORT COMPLETED

4 April 2022

AUTHOR

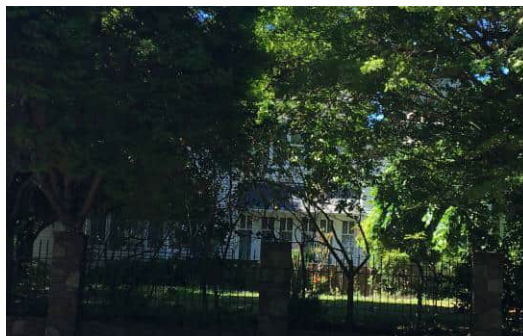
Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Green / Hill house

ADDRESS 30 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1922

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and multiple hipped and gabled roof forms. Façade features a central hipped section, framed by gabled wings. Shingled gable ends and faceted bay windows. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the street within a mature garden setting. A stone pier and metal panel fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Rear extension (later 1980s?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has largely retained its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built by Julia Green (nee Louisson), a widow, in 1922 and then purchased three years later by Herbert and Eileen (nee Lascalles) Hill. The Hills had married in 1924 and had four children. Herbert Hill (died 1962) was a wool broker and, by 1936, President of the NZ Wool Buyers' Association. The house remained in Hill family ownership until 1962; it has since passed through a number of other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Akaroa Mail & Banks Peninsula Advertiser 24 November 1936, p. 3.
Lyttelton Times 18 March 1901, p. 1.
Press 7 April 1962, p. 13.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Gresham house

ADDRESS 32 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Later 1940s

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set in the middle of its lot, within a mature garden setting. A timber paling fence marks the road boundary and access to the stand-alone garage is via a driveway running along the eastern boundary.

MATERIALS/STRUCTURE

Brick, timber, tiled roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

The house was built after World War II and thus represents a later phase in the street's development.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160). The site remained vacant until the later 1940s; Frederick Gresham, a dentist, was in residence by 1950.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house makes a contribution to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for James Seymour, a fruiterer, in c.1922. James and Clara (nee Essex) Seymour married in 1904 and had two children; James successfully ran for Fendalton Riding of the Waimairi County Council in 1923. By 1926 Arthur Harvey was in residence at #34 and since the 1930s the house has passed through a number of other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Star 5 April 1924, p. 6.
Press 2 May 1923, p. 13.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for Donald Ogilvie, a company manager, in 1921. Ogilvie had married (Laura) Gertrude McIlroy in 1911 and the couple had one daughter. By 1930 the house was the home of Arthur and Amy Wilkinson; it has since passed through a number of other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

Star 19 January 1922, p. 7.

Press 20 June 1922, p. 2.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Craythorne / Parkinson house

ADDRESS 42 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown [Alfred Winterbourn, builder?]

DATE OF CONSTRUCTION

c.1925

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey house with rectangular footprint and gabled roof forms. Principal, north-facing elevation has cross-gabled bay flanked by first floor sunroom above enclosed entrance porch with random rubble stone piers. Boxed and faceted bay windows with casement-and-fanlight type fenestration; decorative braces at eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located close to the road boundary, which is marked by a solid timber paling fence. The house is very similar to that located at 46 Heaton Street.

MATERIALS/STRUCTURE

Timber framing and cladding, stone detailing, brick chimneys, corrugated metal roof.

ALTERATIONS

Extension to south elevation (pre-2000); brick chimneys reinstated (c.2013?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has largely retained its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for Charles Craythorne, a retired farmer, in c.1925. Craythorne had married Daisy Iles in 1900 and the couple previously farmed at Yaldhurst. By 1930 Ada (nee Parish) and John Parkinson were in residence; the Parkinson family occupied the house through the 1930s. By 1950 the house home to Elizabeth Gorton; it has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Akaroa Mail & Banks Peninsula Advertiser 12 December 1939, p. 2.
Oxford Observer 21 April 1894, p. 2.
Press 11 March 1950, p. 2.
Star 11 May 1925, p. 9.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Barrow house

ADDRESS 46 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown [Alfred Winterbourn, builder?]

DATE OF CONSTRUCTION

c.1925?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey house with square footprint and hipped and gabled roof forms. Principal, north-facing elevation has cross-gabled bay flanked by first floor sunroom above entrance porch with random rubble stone piers. Boxed and faceted bay windows with casement-and-fanlight type fenestration; decorative braces at eaves and shingled gabled ends and sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set near the road boundary, which is marked by an ivy-clad brick and timber paling fence, within a mature garden setting. The house is very similar to that located at 42 Heaton Street.

MATERIALS/STRUCTURE

Timber framing and cladding, stone detailing, brick chimney, slate roof.

ALTERATIONS

Chimney reinstated (c.2013?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has retained its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and first acquired by William Midgley in November 1923. The property was owned by Alfred Winterbourn, a builder, between November 1924 and August 1925, suggesting that it may have been built by Winterbourn for its first residents, Annie (nee Wright) and Thomas Barrow. The couple had married in 1911 and had five children. Thomas (c.1877-1966) was a butcher with premises in Armagh Street; the family previously lived in Westminster Street. Since 1947 the house has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Press 9 April 1966, p. 16.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 50 Heaton Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Troy Dunnage, builder
DATE OF CONSTRUCTION	2018

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey building with L-shaped footprint and gabled roof forms. Driveway providing access to garaging runs along the western boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is close to the road boundary behind a timber paling fence (retained from earlier house) and hedging.

MATERIALS/STRUCTURE

Vertical timber cladding, ribbed steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house was built after the original dwelling on the site (early 1920s) was demolished.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home that is in keeping with the architectural values of the area.

CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wood house

ADDRESS 62 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

[England Brothers, architects?]

DATE OF CONSTRUCTION

c.1923

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Half-timbering in gable ends, casement-and-fanlight type fenestration. Curved brackets frame ground floor porch on north elevation; exposed chimney on east wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is near the road boundary, which is marked by a timber paling fence.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Extensions to north elevation (later 1980s?). House reclad, first floor porch remodelled, side entrance porch removed, chimney on east wall reinstated (2017).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and, following its 2017 restoration, largely retains its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built as a retirement home for Amy (nee Brett) and Walcot Wood, a merchant; the latter (1864-1934) was a son of William Wood of Wood's Mill. Walcot Wood's funeral in September 1934 was attended by a large number of many people; a photograph of the funeral cortege was published in the *Star*. The house remained in Wood family ownership through the 1930s; it has since passed through other hands. The house was extensively reclad and restored in 2017.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. The house's styling suggests that the England Brothers, the firm by now being carried on by Eddie England, may have designed it.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Ashburton Guardian 17 September 1934, p. 6.
Press 18 April 1923, p. 16; 19 September 1934, p. 5.
Star 18 September 1934, p. 7; 4 May 1935, p. 11.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Stubberfield house

ADDRESS 64 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown architect

DATE OF CONSTRUCTION

c.1936

STYLE

Arts and Crafts Bungalow

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with rectangular footprint and composite pyramidal/mansard roof. Shed dormer on principal, north-facing elevation over central entry with semi-circular hood and pilasters. Boxed bay windows flank entry, shingled dormer and gable ends; hip-roofed bay on west wall. Driveway accessing stand-alone garage runs along eastern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the street behind a timber paling fence.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roof.

ALTERATIONS

Tile roof replaced with corrugated metal; chimney reconstructed (2000s?).

RATING

Defining

REASON FOR RATING

Although the house was built in the 1930s, it maintains the heritage values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) but it was not erected until c.1936 for [Evelyn] Maud (died 1949) and Harry Stubberfield (c.1878-1957); the latter was a timber merchant. The property was sold in 1957, after Henry Stubberfield's death; at the time it was described as an architecturally-designed home. The house has passed through a number of other hands since 1957.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. Although it is a mid-1930s dwelling, the style and materials of the former Stubberfield house are consistent with the architectural values of the area.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Star 7 July 1933, p. 8.
Press 21 September 1957, p. 27.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

The house dates to the interwar period and retains its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for Rosa and Abraham Hollander (1899-1952); the latter was managing director of a clothing company and office holder of the Royal Christchurch Musical Society. Abraham Hollander had immigrated from England with his parents in 1910 and became a naturalised New Zealand in 1938; the family was originally from Romania. He married Rosa Siegel in 1923 and the couple had four children. The Hollander family remained in possession of #68 into the 1950s; the house has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Press 19 June 1952, p. 8.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 245
DWELLING AND SETTING— 70 HEATON STREET,
CHRISTCHURCH**



PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The house at 70 Heaton Street is of historical and social significance as one of a number of substantial architecturally-designed homes built in Heaton Street after it was subdivided in 1914-1919 from Robert Heaton Rhodes' estate. The section was sold to Leonard Barnett Young in 1920 before being sold, in the mid-1920s, to Marjorie Reka McDougall, daughter of Robert McDougall, the benefactor of the McDougall Public Art Gallery. Marjorie McDougall married Claude Jack Ferrier in 1925 and the house was built for the newly married couple.

Marjorie Ferrier was a well-known philanthropist and community worker whilst her husband, a wool buyer, was well known as a businessman and Christchurch benefactor. Among other contributions to the city the Ferriers donated the Ferrier Fountain to the Christchurch Town Hall. In 1961 the dwelling was sold to Hamish Hay, who was the son of Sir James Hay, a noted philanthropist and founder of the well known department store Hay's Ltd. Hamish Hay

became Christchurch's longest serving mayor, serving five terms from 1974 to 1989. He was knighted for his services to the city in 1982. Hay and his family lived in Heaton Street for about 40 years, selling the property before his death in 2008.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The dwelling at 74 Heaton Street has cultural significance as an example of an early 20th century professional couple's suburban residence. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling at 70 Heaton Street has architectural and aesthetic significance as an English Domestic revival style house designed by the England Brothers in 1925. Robert England junior established an architectural practice in Christchurch in 1886, being joined by his brother Edward in 1906. After Robert died in 1908 Edward continued the practice specialising in large timber homes for wealthy clients. The England Brothers were responsible for some of Christchurch's more notable late 19th and early 20th century residential buildings, including the former McLean's mansion and the 1900 section of Riccarton House.

The dwelling is an asymmetrical two-storey building clad in weatherboards and half-timbered stucco, with a slate hipped roof. The half-timbered cross gable which is canted out on both sides of a two-storey rectangular bay is a striking feature of the north-facing façade. Entry is via a porch on the west side of the house. Prior to the 2010-2011 Canterbury earthquakes the dwelling had three brick chimneys. The two external chimneys which form part of the external walls have now been removed in their entirety, while the remaining chimney has at present been taken down to ceiling level. As part of the repair process some of the ground floor wall linings and fixtures and fittings have also been removed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling at 70 Heaton Street has technological and craftsmanship significance for its Arts and Crafts-style detailing, particularly in its façade and in its oak staircase.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling at 70 Heaton Street has contextual significance as one of a number of architecturally-designed houses in Heaton Street. The house stands immediately to the west of a Colonial Georgian Revival style dwelling at 74 Heaton Street, which is also a listed item. Together the two dwellings illustrate the two most popular styles of architecture in the 1920s in Christchurch.

In addition to the dwelling, the setting consists of an established garden set behind a low stone wall with high hedge to the street boundary. The setting is enhanced by the mature trees that line Elmwood Park on the opposite side of the street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling and setting at 70 Heaton Street are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The Rhodes' family estate at Elmwood, of which the property at 70 Heaton Street was a subdivision, was developed from the mid-1860s.

ASSESSMENT STATEMENT

The dwelling and setting at 70 Heaton Street has overall significance to the Christchurch District, including Banks Peninsula. It has historical and social significance as the residence of the Ferrier and Hay families, both of whom made notable contributions to the city. The dwelling has cultural significance as a demonstration of the way of life of its former inhabitants and architectural significance as an example of the England Brothers' domestic architecture. It also has technological and craftsmanship significance for its Arts and Crafts-style detailing. The dwelling and its setting have contextual significance in relation to its neighbour at 74 Heaton Street and the residential character of Heaton Street in close proximity to Elmwood Park. The dwelling and its setting have archaeological significance, as they have the potential to provide evidence of pre-1900 human activity on the site.

REFERENCES:

CCC Heritage file, *Dwelling and Setting – 70 Heaton Street*
B. Clarke, 'A Lifetime in Political Arena' *Sunday Star-Times* 11 August 1996, p. A13.
'Obituary [Mrs M. Ferrier]' *The Press* 31 December 1969, p. 2.
'Obituary [Mr Jack Ferrier]' *The Press* 15 July 1986, p. 3.

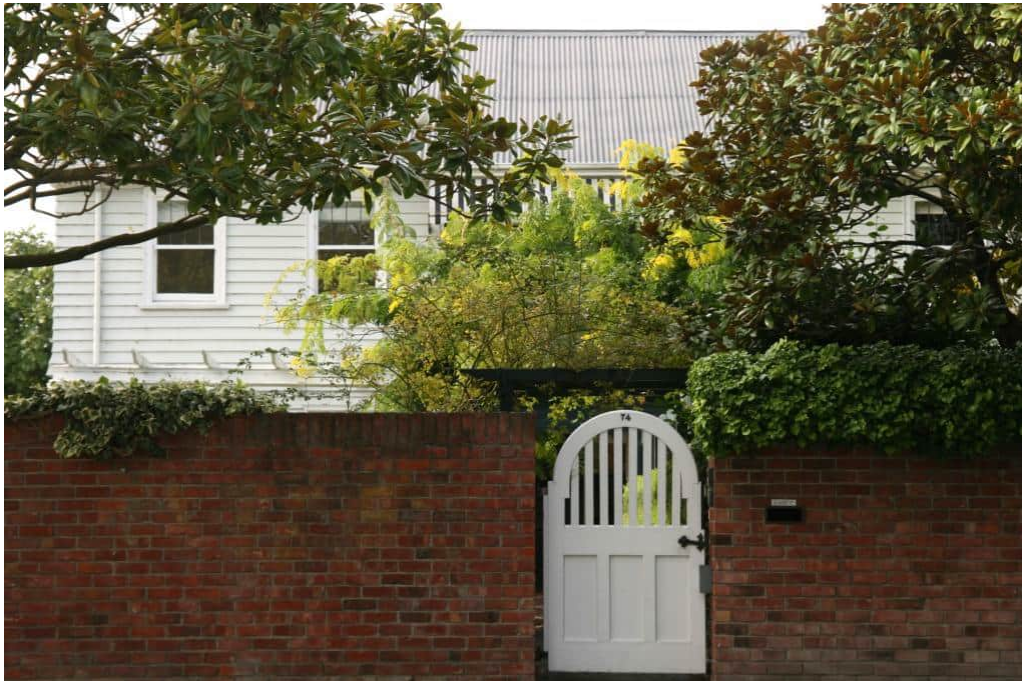
Historic place # 3713 – Heritage NZ List
<http://www.heritage.org.nz/the-list/details/3713>

REPORT DATED: 27 February 2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 246
*DWELLING AND SETTING – 74 HEATON STREET,
CHRISTCHURCH***



PHOTOGRAPH: CCC FILES, 7/3/2011

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The dwelling at 74 Heaton Street has historical and social significance as one of a number of substantial architecturally-designed homes built in Heaton Street, after it was subdivided in 1914-1919 from Robert Heaton Rhodes' estate. The property was sold by RH Rhodes to Adelaide Fenerty, nee Armstrong, the former wife of accountant Reginald Fenerty in 1923. It was then on-sold to Eleanor Hargreaves, the wife of accountant Leonard Hargreaves in the same year. It was for the Hargreaves family, who had previously lived in Rastrick Street in Merivale, that the dwelling was built. In 1939 they sold the property to Lesley Belcher, the wife of Nelson Belcher, a clerk, and in 1983 it was purchased by the Christchurch architect Kerry Mason, who owned it until 1997.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The dwelling at 74 Heaton Street has cultural significance as an example of an early 20th century professional couple's suburban residence. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling at 74 Heaton Street has architectural and aesthetic significance as a Colonial Georgian Revival style building designed by Cecil Wood. Wood was a leading architect in Christchurch between the world wars. By the 1920s he had moved, like many of his fellow architects, from the picturesque English Domestic Revival style to the more formal Georgian Revival style employed here. With its symmetrical façade and single gable roof this house also reflects the greater simplicity that characterises the Georgian Revival style in particular and inter-war domestic architecture in general. The use of weatherboard claddings reveal an American Georgian influence rather than the English Georgian style used by Wood at Weston House, Park Terrace (1923-24, demolished). The interior follows the simplicity of the exterior with carefully proportioned ground floor rooms opening into each other. Feature elements in the interior, such as the fireplaces and built-in china cabinets, are defined by simplified Georgian forms.

In the late 1980s the rear of the house was extended by Kerry Mason with new kitchen and dining spaces. The roof of the addition was broken into two pitches to maintain the scale of the original house. In the wake of the 2010-2011 earthquakes, the brick chimneys were removed down to roof level.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling at 74 Heaton Street has technological and craftsmanship significance as a demonstration of quality construction methods and techniques employed during the 1920s. The dwelling has a high level of decorative detailing rendered in a variety of materials, such as the patterned brick of the fireplaces and the twin arches which frame the marble-floored entry to the kitchen

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling at 74 Heaton Street has contextual significance as one of a number of architecturally-designed houses in Heaton Street that contribute to its residential character. The house stands immediately to the east of an English Domestic Revival style dwelling at 70 Heaton Street, which is also a listed item. Together the two dwellings illustrate the two most popular styles of architecture in the 1920s in Christchurch.

The dwelling stands on a rectangular parcel of land at the corner of Heaton Street and Allister Avenue. The latter was developed in 1920 and named in 1921. The setting consists of an established garden with a swimming pool on the north side of the house. The mature garden setting, which is sheltered by a tall brick wall running along the street boundary, is consistent with those of neighbouring houses. The setting is enhanced by the mature trees that line Elmwood Park on the opposite side of the street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling and setting at 74 Heaton Street are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The Rhodes' family estate at Elmwood, of which the property at 70 Heaton Street was a subdivision, was developed from the mid-1860s.

ASSESSMENT STATEMENT

The dwelling and setting at 74 Heaton Street has overall heritage significance to the Christchurch District, including Banks Peninsula. It has historical significance as an example of one of the original houses built following the subdivision of Robert Heaton Rhodes' Elmwood estate. The dwelling has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance for its Colonial Georgian Revival style design by the leading Canterbury architect Cecil Wood. The dwelling has technological and craftsmanship significance for the quality of its construction and architectural detailing. The dwelling and its setting has contextual significance in relation to its neighbour at 70 Heaton Street and the residential character of Heaton Street in close proximity to Elmwood Park. The dwelling and its setting have archaeological significance, as they have the potential to provide evidence of pre-1900 human activity on the site.

REFERENCES:

CCC Heritage File *Dwelling and setting – 74 Heaton Street*

Historic place # 3716 – Heritage NZ List
<http://www.heritage.org.nz/the-list/details/3716>

Adrienne Rewi 'Georgian Rules' *New Zealand Home and Building*, June/July 1992, pp. 92-95.

Ruth Helms 'The Architecture of Cecil Wood' PhD Thesis, University of Canterbury, 1996.

REPORT DATED: 27 February 2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Benjamin house

ADDRESS 80 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1934

STYLE

Colonial Georgian Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and hipped roof forms. Shutters, double-hung sash windows with multi-pane uppers; recessed entrance porch on principal, north-facing elevation is framed by pediment and columns. Palladian window style treatment of front door; arched, multi-pane windows and lean-to veranda at rear of house. Access to stand-alone garaging on south boundary off Alister Avenue.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Heaton Street and Alister Avenue behind a timber paling fence; lychgate style entrance off Heaton Street.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated steel roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and retains its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on the westernmost lot of Heaton Rhodes' 1914 subdivision (DP 4014); the site appears to have been undeveloped until the house was built for Elizabeth (nee Mangin) and Robert Benjamin in c.1934. Robert Benjamin was a builder and timber merchant and, after his retirement, the manager of the Elmwood Bowling Club; his widow remained in the house after his death in 1940.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. Although it is a mid-1930s dwelling, the style and materials of the former Benjamin house are consistent with the architectural values of the area.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Press 13 January 1938, p. 18; 27 August 1940, p. 1; 29 August 1929, p. 8; 30 July 1948, p. 6.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant site
ADDRESS 82/84 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot with temporary perimeter fencing.

MATERIALS/STRUCTURE

N/A

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

The site is vacant following the demolition of the house on the lot in c.2019.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The established character of the RHA arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Houses in the area provide an example of the building materials, methods and craft skills that were typical of the period in which they were built.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 86 Heaton Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 2000s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint, gabled and flat roof forms. Casement windows, louvred detail on façade. Attached garage along east wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies most of its lot; the road boundary is marked by a solid paling fence.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, corrugated steel roof.

ALTERATIONS

Extended on west elevation (c.2015?).

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house replaced an early 1920s dwelling on the site in the 2000s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home that is in keeping with the architectural values of the area.

CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 88 Heaton Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A

ARCHITECT/DESIGNER	Unknown
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DATE OF CONSTRUCTION	c.1970
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STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and offset gable roof. Extensive glazing, timber slat sunshades, spiral stair to first floor on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies most of its lot with north and east boundaries marked by ivy-clad walls. The driveway is shared with neighbours on the eastern boundary.

MATERIALS/STRUCTURE

Fibre cement walls with compressed pebble finish, concrete block, aluminium joinery, and corrugated steel roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house replaced the early 1920s McDonald/Templin house that occupied what is now 88, 90, 92 and 92A Heaton Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home that is in keeping with the architectural values of the area.

CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Unit
ADDRESS 92 Heaton Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey duplex units with rectangular footprint and low-pitched gable roof. Casement windows, overhanging eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The two units are perpendicular to the street and set close to the road boundary, which is marked by a timber paling fence and hedging. The driveway is shared with neighbours on the western boundary.

MATERIALS/STRUCTURE

Textured 'Summerhill stone' type brick, vertical timber battens, stone detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

The unit maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This flat was built in what had been the garden of the early 1920s McDonald/Templin house, which occupied what is now 88, 90, 92 and 92A Heaton Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The unit demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The duplex units at 92 and 92A present a unified appearance, largely akin to a single-family home, and are therefore in keeping with the architectural values of the area.

CONTEXTUAL SIGNIFICANCE

The unit maintains the residential character of the RHA.

ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Unit
ADDRESS 92A Heaton Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey duplex units with rectangular footprint and low-pitched gable roof. Casement windows, overhanging eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The two units are perpendicular to the street and set close to the road boundary, which is marked by a timber paling fence and hedging. The driveway is shared with neighbours on the western boundary.

MATERIALS/STRUCTURE

Textured 'Summerhill stone' type brick, vertical timber battens, stone detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

The unit maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This flat was built in what had been the garden of the early 1920s McDonald/Templin house, which occupied what is now 88, 90, 92 and 92A Heaton Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The unit demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The duplex units at 92 and 92A present a unified appearance, largely akin to a single-family home, and are therefore in keeping with the architectural values of the area.

CONTEXTUAL SIGNIFICANCE

The unit maintains the residential character of the RHA.

ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1364
*DWELLING AND SETTING - 98 HEATON STREET,
MERIVALE, CHRISTCHURCH***



PHOTOGRAPH: G. WRIGHT 18/03/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

98 Heaton Street and its setting has historical and social significance as one of a number of larger dwellings built in Heaton Street during and in the years following World War I.

In 1914 prominent politician and philanthropist Sir Robert Heaton Rhodes subdivided a portion of his *Elmwood* estate to create what would become a prime residential area in the suburb of Merivale to be known as Heaton Street. The new street's sections were sold off and developed over the following decade, creating a consistent townscape of substantial homes.

The two and a half lots that comprise 98 Heaton Street were sold to retired farmer William Smith in late 1915. William Munro Smith (1869-1945) was probably born in the Ellesmere district. About 1890 he was appointed manager of Springbank, a large property at Otaio in South Canterbury. Smith remained in this position until c1905. After a short period as an estate agent in Christchurch, he resumed farming at a property in Ohoka. This was sold up in 1913 when Smith re-settled in Christchurch permanently. His new Heaton Street home was commenced in late 1915 and occupied the following year. A decade after William Smith's death, his son sold the property to jeweller Kenneth Bartlett in 1956. Bartlett sold it to the present owner in 1968.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

98 Heaton Street has cultural significance as an early twentieth century suburban residence, the design and detail of which reflects the way of life of its first owners. It is tangible evidence of the cultural societal residential changes to the suburban areas of Christchurch which, in the early twentieth century, saw the subdivision of the early larger landholdings reflecting the urban spread of the city and its increasing population by this date.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

98 Heaton Street has architectural and aesthetic significance as a substantial Domestic Revival-style house dating from 1915-1916.

The house was built in 1915-1916 by Graham and Son for William Smith. The architect has not been identified, but the date on the building permit (16 August 1915) coincides neatly with a tender advertisement (31 July & 3 August 1915) from B J Ager for a Heaton Street house, with applications closing on 6 August 1915. This was the only Heaton Street tender advertised that year.

The dwelling is an example of a timber late Edwardian Domestic Revival house, with typical 'Arts and Crafts' form and features marking the stylistic transition from the villa to the bungalow. The house has a picturesque asymmetrical appearance with large triangular-battened gables, exposed eaves, cusped brackets, a slate roof, and casement windows with leaded top-lights. It originally had brick chimneys with ogee corniced caps and tall pots, but these have been removed. The dwelling otherwise has a high degree of external integrity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

98 Heaton Street has craftsmanship significance as an illustration of early twentieth century construction methods and use of materials, and particularly for its extensive Arts and Crafts detailing.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

98 Heaton Street and its setting has contextual significance as one of the earliest of a large number of houses of a similar age, style and scale arrayed along Heaton Street. Together these houses form an important and largely intact 'interwar' domestic streetscape.

The setting of the dwelling consists of its immediate parcel, a large rectangular suburban section with an established garden. A low rustic stone wall and a fence conceal the property from the street.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

98 Heaton Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The Elmwood property was developed by the Rhodes family from the mid-1860s.

ASSESSMENT STATEMENT

98 Heaton Street and its setting has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling and its setting has historical and social significance as one of a number of larger homes built in Heaton Street during and in the years following World War I. The dwelling has cultural significance as a substantial early twentieth century suburban residence, the design and detail of which reflects the way of life of its first owners. The dwelling has architectural and aesthetic significance as a substantial Domestic Revival-style house dating from 1915-1916, marking the transition from the villa to the bungalow. The dwelling has technological and craftsmanship significance as an illustration of early twentieth century construction methods and use of materials, and particularly for its extensive Arts and Crafts detailing. The dwelling has contextual significance as one of the earliest of a large number of houses of a similar age, style and scale arrayed along Heaton Street. Together these houses form an important and largely intact 'interwar' domestic streetscape. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

CCC Heritage File: House - 98 Heaton Street

Press 31 July, 3 August 1915

CCC Building Permit Register, 1915

REPORT DATED: 18/03/2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Congreve / Whittingham / Raymond house

ADDRESS 102 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1919

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gable roof. Casement-and-fanlight type fenestration, enclosed sleeping porch on first floor flanked by faceted oriel window. Shingled gable end and panel above recessed entrance porch. Exposed rafters, shed dormers on east and west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the road boundary, which is marked by a cement rendered wall. Driveway giving access to stand-alone garaging runs along east boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Additions to south and west elevations (later 1970s? & c.2015).

RATING

Defining

REASON FOR RATING

The house dates to the early development period of the area and has largely retained its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Mary and George Congreve, of Briscoe & Co. By 1923 the house was the home of Herbert Whittingham, an accountant, and his family; from the mid-1920s through the mid-1940s, it was the residence of Nellie (nee Blackett) and George Raymond, a former teacher and the Canterbury inspector of schools.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

Sun 26 April 1919, p. 11.

Press 1 November 1944, p. 6.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Jane (nee Smithson) and Walter Andrew, of Wilkinson & Andrew, clothing manufacturers. The house was the residence of Mary (nee Menlove) and Arthur Wilson (c.1867-1951) from c.1930 through into the mid-1950s. Arthur Wilson was a son of Christchurch mayor, William Wilson, and he managed the family's inner-city commercial properties. Since the 1950s the house has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Press 13 October 1951, p. 2.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Arlow / Russell house

ADDRESS 112 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1919

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and gabled roof forms. Shingled gable end, casement-and-fanlight type fenestration, exposed rafters, faceted bay window flanking enclosed entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located within the site, which is marked on the road boundary by a brick wall. Access to stand-alone garaging runs along eastern boundary.

MATERIALS/STRUCTURE

Rough cast walls, timber shingles and joinery, slate roof.

ALTERATIONS

Extension of first floor over driveway on east elevation (later 2000s?).

RATING

Defining

REASON FOR RATING

The house dates to the early development period of the area and has largely retained its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Emily and Matthew Arlow (died 1942), a wholesale merchant. By 1924 the house was occupied by Ruth (nee Stone-Condell) and Maurice Russell, an insurance manager; it remained in the Russell family through into the 1950s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Press 5 May 1966, p. 28.
Sun 5 July 1919, p. 12.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Rodger / Ashworth house

ADDRESS 116 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1920

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration, exposed rafters, boxed oriel and faceted bay window on principal, north-facing elevation. First floor walls flare out over ground floor; gabled dormers on east and west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located on its site; the road boundary is marked by a brick and vertical board and batten fence. Access to the stand-alone garage runs along the eastern boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Chimney reinstated (c.2012).

RATING

Defining

REASON FOR RATING

The house dates to the early development period of the area and has retained its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Nellie and James Rodger, an importer with premises in Lichfield [later Manchester] Street. By 1926 the house was the residence of Hilda and Major Robert Ashworth; it remained in the Ashworth family's possession through the 1940s. By the late 1930s Robert Ashworth (died 1947) was a newspaper proprietor; since c.1950 the house has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 118 Heaton Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1965

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped and gable roof forms. Garage attached on west elevation; diagonally-laid timber board gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located on the site and the road boundary is marked by a brick wall. Access to the attached garage runs along the western boundary.

MATERIALS/STRUCTURE

Brick walls, timber detailing, concrete tile roof.

ALTERATIONS

Garage extension added to west elevation (pre-c.2000).

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house was built in what had been the garden of the former Wauchop house at 122 Heaton Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home in keeping with the architectural values of the area.

CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
HEATON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wauchop house

ADDRESS 122 Heaton Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1920

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration, boxed oriel and bay window on principal, north-facing elevation. First floor has enclosed sleeping porch; walls flare out over ground floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies almost the full width of its site and the road boundary is marked by a tall picket fence. A driveway runs along the eastern boundary, providing access to a hip-roofed garage and the garden beyond.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Chimney removed (post-2010).

RATING

Defining

REASON FOR RATING

The house dates to the early development period of the area and has retained its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Agnes and Henry Wauchop (1882-1968), a merchant, and their four children. The house remained in possession of the Wauchop family into the 1950s, after which time they moved to Glandovey Road. In c.1965 the garden of the Wauchop house was developed (118 Heaton Street); in November 1969 a plaque commemorating Henry Wauchop's contribution to Lancaster Park was unveiled there by Mayor Guthrey.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)
Press 29 January 1968, p. 12; 26 November 1969, p. 22.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

INNER-CITY WEST RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Date- 22.7.2022 Please refer to the District Plan for the most up to date mapping for the area.

The Inner-City West Residential Heritage Area encompasses the city blocks from the northern side of Cashel Street to the northern side of Armagh Street, between Rolleston Avenue and Montreal Street, with the exception of the Arts Centre block, which is excluded from the HA.

Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Taonga lists ten houses within the heritage area: 17 and 25 Armagh Street, 2 and 38-42 Gloucester Street, 15, 17, 21 and 23 Worcester Street, 279 Montreal Street and 23/25/25A Cashel Street. The same buildings are also individually scheduled items in the Christchurch District Plan, as are 4 & 32 Armagh Street, 311 Montreal Street and 5 Worcester Street.

Notable trees listed in the Christchurch City Plan are: Southern Magnolias at 273 Montreal Street (T953) and 15 Worcester Street (T1182); a Totara (T1179), a Red Twigged Lime (T1180) and a Copper Beech (T1181) at 2 Worcester Street; a Common Lime (T12) and Variegated Sycamore (T13) at 32 Armagh Street; and a Common Lime at 22 Cashel Street (T481).

Christchurch District Plan Zoning

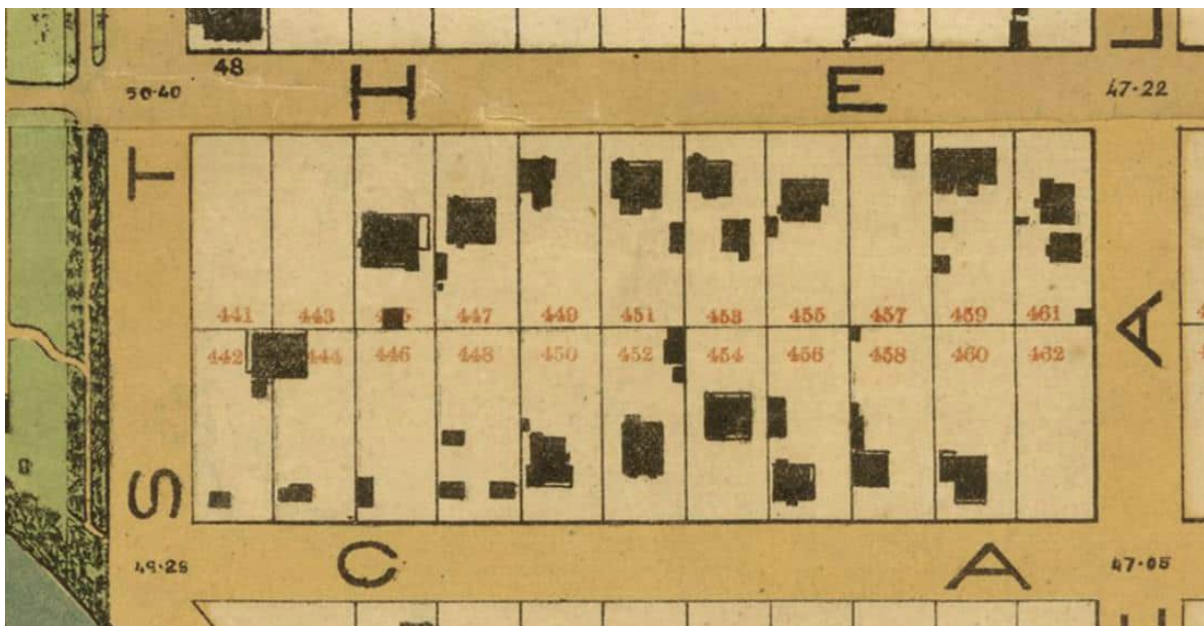
The HA is variously zoned Residential Central City, Special Purpose (School) and Residential Guest Accommodation in the Christchurch District Plan.

Summary of Heritage Values

This HA comprises 75 properties, the buildings on some of which date from the early years of Christchurch's colonial development. The area embodies historic, architectural and contextual values relating to its central city location, underlying development pattern and proximity to major cultural and educational facilities, which include Canterbury Museum, Christ's College, the Botanic Gardens and the Arts Centre of Christchurch (formerly the University of Canterbury).

The area occupies the central western sector of the inner-city, whose linear geometry is divided roughly in half by the path of the Ōtākaro (Avon River). Puāri, a major and long-standing Waitaha and Ngai Tahu kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place), was located to the north-east of the area (HNZPT Wahi Tapu, list entry # 7607). Following the colonial survey of Christchurch in 1850, a limited amount of development had occurred on all the blocks within the HA by the early 1860s. By 1877 only the block bounded by Gloucester and Worcester Streets and some lots on the north side of Gloucester Street remained largely undeveloped. New builds and the replacement of earlier dwellings in the late 19th and early 20th centuries created a notable collection of houses whose designs reflect the taste and social standing of their owners. These houses tended to be two-storeyed; their size likely encouraging, from the late 19th century, their conversion to boarding houses, signalled the attraction of the area for city workers and visitors. The work of noted local architects, including Samuel Hurst Seager, the England Brothers, Joseph Maddison, Cecil Wood, Colin Lamb, Wilfred Lawry, and, more recently, Peter Beaven can all be found in the area.

In comparison with other residential areas within close proximity to the city centre, the Inner-City West Residential HA retains a high degree of historic authenticity. Over the years, the area has been home to academics, musicians, artists and well-known Canterbury identities. Although many of the larger dwellings have been converted into apartments, flats and commercial premises, the residential character of the area has been maintained.



Detail from TS Lambert's 1877 Christchurch map; showing Hereford/Cashel block. ATLMAPS ATL-Acc-3158.
History of Subdivision and Development

The four blocks between Rolleston Avenue and Montreal Street in the west and east respectively and from Cashel Street in the south to Armagh Street in the north, were mapped in the colonial survey of Christchurch in 1850. The blocks were all divided into equally sized town sections which were offered for sale from the start of European settlement.

Canterbury College, which in 1958 became the University of Canterbury and is now the Arts Centre of Christchurch, was established at the western end of the block bounded by Hereford and Worcester Streets in the 1870s. The university gradually extended east to occupy the entire block, with all but one of the few earlier houses built on the eastern part of the block being removed.

The block between Worcester and Gloucester Streets was part of the large land holdings which the Canterbury Association allocated to the Anglican Church Property Trustees as part of the endowment supporting the establishment of churches and schools in the city. It passed from the Church Property Trustees to the Rev John Raven, who was one of the trustees, in 1863. When Raven returned to England in 1875 the entire block was still largely undeveloped; it was thus known as 'Raven's Paddock'.

The block was resurveyed by Raven's executors in 1882, however the plan was not approved until 1891. The sections of this subdivision (see DP 1003) were steadily sold off through the 1890s and the first decade of the 20th century. The original houses on this block were, like the majority of the houses on the blocks between Cashel and Hereford Streets and Gloucester and Armagh Streets, more substantial homes belonging to wealthy owners. The HA is therefore characterised by houses, and some flats, that date from 1860s through to World War I.

Although the area was separated from the original centre of the city (Market and Cathedral Squares and High Street) by the Ōtākaro Avon River, the early construction of both pedestrian and vehicular bridges made it readily accessible to other parts of the city. Consequently, from the city's earliest years important institutions and facilities became established on land adjoining the three blocks of the HA. Christ's College moved to its Rolleston Avenue site in 1857. The Botanic Gardens, also on Rolleston Avenue, date from 1864 and the Canterbury Museum occupied its first building on its present site in 1869. The only institutional buildings which were built on the three blocks of the HA were Christchurch Girl's High School, which moved to its site facing Cranmer Square in the 1880s, and the accommodation block of College House, at the western end of the block between Hereford and Cashel Streets.

The proximity of all of these institutions had an influence on the area's development as the 20th century advanced; an area of single-family homes gradually taking on a more diverse character as boarding houses and flats became part of the mix. In the years after World War II, before its protracted move to the new Ilam campus, the University of Canterbury (formerly Canterbury College) took over a number of houses, especially in the block between Hereford and Cashel Streets and on the south side of Cashel Street. Earlier, a College-related institution, the men's hall of residence known as Rolleston House, took over a number of houses at the western end of the block between Worcester and Gloucester Streets. Christ's College began buying houses in the northern two blocks of the HA immediately after World War I and a number of these properties remain in College ownership.



Corner of Rolleston Avenue and Armagh Street, 14 September 1921. 1/1-03801-F, Alexander Turnbull Library, Wellington.

At mid-century, the residential character of the area was changing as it lost favour with professional families. Two parallel developments increased residential density and saw the socio-economic profiles of those living in the area change. Boarding houses had been operating within the HA since the mid-1880s but between the world wars several purpose-built apartment buildings were constructed. At the same time a considerable number of large, single-family homes were converted into flats, notably those which came into the hands of members of the Clifford family.

The character of the area again changed as a result of zoning changes introduced in 1962. The intention of these changes was to encourage the establishment of educational and cultural institutions, rather than commercial enterprises, and allow the introduction of medium- to high-density residential development in the area. Through successive zoning and other town-planning changes, these objectives have remained the goal of public policy for the area.

With the departure of the University for Ilam in the early 1970s, the houses which it had occupied were now able to be used for other purposes. Some reverted to being residences while others were taken over by other institutions or, in some cases, commercial enterprises. The Young Men's Christian Association took over the buildings that had been occupied by College House and the Youth Hostel Association leased one of the larger houses that had been part of Rolleston House.

Since the 1970s, the presence of the Arts Centre, which took over the University's town site, has influenced the socio-economic profile of the area. The construction of the YMCA and Gloucester Tower apartment buildings in the early 1990s appeared to signal a new era of residential intensification, but they remain the only high-rises in the area.

After the February 2011 earthquake, the heritage area was located within Zone 1 of the inner-city cordon, to which residents and businesses owners gained access in early March.

While repairs were required in some instances demolitions were few. Today residential uses have largely been maintained within the area, although a number of houses are now owned and occupied by Christ's College and the University of Otago's medical school.



Joan Woodward Collection. Montreal Street houses, 1985. Canterbury Museum.

Historic Names and Uses

The names of the streets running through or bordering the HA, with the exception of Rolleston Avenue, all date from the original 1850 survey of Christchurch.

Armagh Street is named for the Anglican bishopric of Armagh in what is now Northern Ireland and Cashel Street is similarly named for a bishopric in (southern) Ireland. Likewise Gloucester, Hereford and Worcester Streets are named for cathedral towns in the west of England.

Park Terrace and Rolleston Avenue were a continuation of Antigua Street in the original survey of Christchurch. The stretch of Antigua Street from Cambridge Terrace to the Armagh Street corner acquired the name Rolleston Avenue when the city's 'four avenues' were renamed in the early 20th century after Canterbury's four provincial superintendents.

The name Rolleston was apt because William Rolleston, the last provincial superintendent, was deeply interested in education and important educational institutions were located on that stretch of road. Rolleston Avenue was at times referred to as the "West Belt" in conformity with the original names of the three other avenues.

Distinctive Physical Characteristics

- The Botanic Gardens, along with the buildings of Christ's College and Canterbury Museum, form a distinct physical boundary along the western side of the HA.
- Canterbury Museum, the Arts Centre of Christchurch and the Christchurch Art Gallery are landmarks in Christchurch and located on the periphery of the HA.

- A variety of house styles are present dating from the 1860s to the early 21st century. Many large houses, once owned by affluent Christchurch families, have been turned into apartments or commercial premises, some relating to the educational institutions in the area.
- Materials used on buildings vary; brick and timber are both present.
- Many of the sites still contain areas of open space with mature trees, however some of these areas are being eroded by car parking.
- The relationship between the residential buildings and the pedestrian environment of the street is recognised through the prevalence of the pedestrian gates and way in which buildings show their 'face' to the street.

The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social value as a place that developed as colonial Christchurch grew and was home to members of the middle class before transitioning to rental and visitor accommodation. Cultural values are associated with the way of life of the area's former residents. The diversity of architectural styles, particularly those in vogue in the late 19th and early 20th centuries, contributes to the area's architectural and aesthetic values. The craftsmanship value of the houses is generally typical of the period in which they were built. The area has contextual values through its relationship to the surrounding open space and educational and institutional precincts. Archaeological values may be present in the area due to its age, pattern of development and use.

Historical/Social

A relatively large number of substantial houses dating from the 19th and early 20th century survive in this inner-city HA. The area is also distinctive because of the interaction and inter-relationship between residential functions and the various institutions, past and present, which have existed in the wider area and are integral to the heritage of the HA.

Through the first half of the 20th century, some of the area's middle-class families migrated to newer residential areas away from the central city. This released houses to allow them to be used for institutional or commercial purposes. Others were converted into cheap flats to meet the accommodation needs of students and city workers.

In the period between the wars and particularly through the 1920s and 1930s, several two-storeyed blocks of flats were constructed, reflecting an important change in the residential preferences of some Christchurch residents.

In the second half of the 20th century, changes to zoning and town-planning regulations allowed for a greater institutional focus in the area, along with medium to high density residential living. This led to the construction of a number of townhouse developments, including the only high-rise building in the area, the Gloucester apartment building.

The area also has historical importance as home to a number of individuals who played an important role in local, regional and national affairs. Charles Upham, (1908-1994) a New Zealand war hero who was awarded the Victoria Cross twice during WWII, lived within the HA as a child and adult. At least two significant figures in the musical community, pianist Ernest Charles Empson (1880-1970) and organist Alfred Bunz, lived in the area. Several of the houses were occupied at different times, for shorter or longer periods, by staff of Canterbury College, later the University of Canterbury. Street directories also reveal that

the clergy of several different denominations or religions including the city's rabbi have, at different times, lived in the HA.



View of Hereford looking west from the intersection of Montreal Street. Dr A McEwan.

Cultural/Spiritual

The HA derives its cultural value from the association that many of the houses in the area had and have with the cultural and educational institutions that were or are located in the area. In particular, these include Canterbury College, now the Arts Centre of Christchurch, and Christ's College. College House, later Christchurch College, was the city's only theological college, which contributed to the city's religious life. The way of life of local residents, and their contribution to the educational and cultural life of the city in particular, is part of its cultural value.

Architectural/Aesthetic

The houses in the HA have architectural and aesthetic value related to their style, which provides a visual chronology of middle-class residential development in the area from the later 19th century until the present day. Almost half of the houses in the area are Italianate, villa or English Domestic Revival in style; two apartment buildings in the Art Deco/Moderne style attest to changing tastes and ways of inner-city living in the later 1930s. A number of dwellings were designed by noted local architects including Samuel Hurst Seager, Joseph Maddison, the England brothers and Cecil Wood. Other architects to have designed buildings in the area include W. Melville Lawry, Colin Lamb, Peter Beaven and Alun Wilkie.

Although some have been altered to meet higher density residential requirements, or converted for use as professional rooms, many of the historic houses and apartments in the area have retained a high level of external authenticity.



Former Townend cottage, 325 Montreal Street, c.1875. Dr A McEwan.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. Trade skills relating to timber construction are particularly evident in the detailing of verandas, eaves and fenestration. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand housing since the beginning of colonial settlement.

Contextual

The contextual value of the HA arises from the development pattern created by the placement of its historic housing, which is predominantly two-storeyed, on lots that often extend to the mid-line of the block. Mature trees and vegetation, pedestrian gates and boundary fencing complement the appearance of the buildings that have retained a residential use. The tramline running along Worcester Boulevard creates a distinctive foreground for the residential buildings that extend along the northern boundary of that street. Street trees enhance the residential character of Armagh and Cashel Streets and the visual prominence of the houses adjacent to the Christchurch Art Gallery in Montreal Street adjacent is especially notable.

Archaeological

As development has occurred in the area since the mid-19th century, the HA has potential archaeological values relating to its pre-1900 residential use and occupation.

Principal References

Christchurch City Libraries 'Christchurch Street and Place Names'; available online.

Gordon Slatter *The Story of Rolleston House 1919-1974* (Pegasus, 1977)

GL Clark *Rolleston Avenue and Park Terrace Christchurch* (1979)

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, June 2005)

Rodney Wells & Don Hamilton *The Buildings of Christ's College 1850-1990* (Caxton, 1991)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

REPORT COMPLETED 29 August 2021

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Aerial view of Christchurch City, 1940. ATL.

Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT Entry</i>	<i>List</i>	<i>Contribution to Heritage Area</i>
former Wigram house service wing	Armagh Street	No		Defining
House	1 Armagh Street	No		Contributory
Former Jones house / Rolleston House	4 Armagh Street / 64 Rolleston Avenue]	No		Defining
House	6 Armagh Street	No		Defining
Townhouses	14 Armagh Street [units 1-4]	No		Neutral
House	16 Armagh Street	No		Defining
'Inveresk', former Anderson house	17 Armagh Street	Yes		Defining
		List entry # 3117		[Scheduled item #34]
Townhouses	20 Armagh Street	No		Neutral
House	21 Armagh Street	No		Neutral
Townhouses	22 Armagh Street	No		Neutral
'Red House'	25 Armagh Street	Yes		Defining
		List entry # 3703		[Scheduled item #35]
Townhouses	28 Armagh Street	No		Contributory
Townhouses	30 Armagh Street	No		Neutral
Vacant lot	32 Armagh Street	No		Intrusive
Former house	7 Cashel Street	No		Defining
former Sir George Harper residence / Flats	11 Cashel Street	No		Defining
Townhouses	15 Cashel Street	No		Neutral
College Court Flats	19 Cashel Street	No		Defining
'Tait House'	23, 25, 25A Cashel Street	Yes		Defining
		List entry # 9997		[Scheduled item #326]
Visitor accommodation	27 Cashel Street	No		Defining
Cashel Flats	31 Cashel Street	No		Defining
Former Knight/Jones house	33 Cashel Street	No		Defining
Ronald McDonald House	37-43 Cashel Street	No		Intrusive
Former Bennett house / Rolleston House	2 Gloucester Street	Yes		Defining

		List entry # 3729	[Scheduled item #216]
Condell's and Corfe dayboy houses and staff accommodation	4-8 Gloucester Street	No	Contributory
'Somes House' school house	7 Gloucester Street	No	Defining
Vacant lot	9 Gloucester Street	No	Intrusive
House	13 Gloucester Street	No	Defining
Former house	14 Gloucester Street	No	Defining
House	18 Gloucester Street	No	Defining
House	19 Gloucester Street	No	Contributory
Vacant lot	21 Gloucester Street	No	Intrusive
'The Gloucester' apartment building	28 Gloucester Street	No	Intrusive
House	25 & 1/25 Gloucester Street	No	Defining
Former Beaven house	29 Gloucester Street	No	Defining
Townhouses	31 Gloucester Street	No	Contributory
Former Macdonald/Upham house	30/32 Gloucester Street	No	Defining
'Gloucester House'	33 Gloucester Street	No	Defining
Former house	34 Gloucester Street	No	Contributory
'Orari', former MacDonald house	38-42 Gloucester Street	Yes List entry # 3712	Defining [Scheduled item #217]
YMCA sports centre	12 Hereford Street	No	Neutral
Former Dr Chilton's house	16 Hereford Street	No	Defining
House	18 Hereford Street	No	Defining
Townhouses	20 Hereford Street	No	Neutral
House	24 Hereford Street	No	Defining
Former Strain house	26 Hereford Street	No	Defining
House	28 Hereford Street	No	Contributory
Residential building	32 Hereford Street	No	Neutral

former 'The Lodge' private hotel / YHA hostel	36 Hereford Street	No	Contributory
House	38 Hereford Street	No	Defining
Vacant lot	273 Montreal Street	No	Intrusive
House	275 Montreal Street	No	Contributory
Former house	277 Montreal Street	No	Contributory
West Avon Flats	279 Montreal Street	Yes List entry # 1944	Defining [Scheduled item #387]
Vacant lot	305 Montreal Street	No	Intrusive
House	309 Montreal Street	No	Defining
Former Kennedy house	311 Montreal Street	No	Defining [Scheduled item # 389]
Townhouse apartments	315 Montreal Street	No	Neutral
Former Townend/Empson cottage	325 Montreal Street	No	Defining [Scheduled item #390]
former CGHS tuck shop and swimming pool changing rooms	325 Montreal Street [35 Gloucester Street]	No	Contributory
YMCA apartment building	18 Rolleston Avenue	No	Intrusive
Ravenscar House	52 Rolleston Avenue	No	Intrusive
Flats	54 Rolleston Avenue	No	Neutral
Vacant lot	64 Rolleston Avenue	No	Intrusive
'Flowers House' boarding hostel	72 Rolleston Avenue	No	Neutral
Former Rich house / Rolleston House	5 Worcester Street	No	Defining [Scheduled item #566]
Former Taylor house	15 Worcester Street	Yes List entry # 1891	Defining [Scheduled item #567]
Former Page house	17 Worcester Street	Yes List entry # 1892	Defining [Scheduled item #568]
Former Seager house	21 Worcester Street	Yes List entry # 1893	Defining [Scheduled item #569]
Former Cole house	23 Worcester Street	Yes	Defining [Scheduled item #570]

		List entry # 1894	
Former house, 'Ballintore'	27 Worcester Street	No	Contributory
House	31 Worcester Street	No	Contributory
Vacant lot	33 Worcester Street	No	Intrusive
Flats	35 Worcester Street	No	Defining
MED electricity substation	35E Worcester Street	No	Contributory

Key for the Contribution to the HA

Defining

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

Contributory

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

Neutral

Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

Intrusive

Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

Area/Element Description

Two of Christchurch's inner-city blocks set within the context of an institutional precinct incorporating, education, the arts, health and recreation.

Contributing landscapes

The Botanic Gardens

Street and block pattern

Regular grid block and street pattern first surveyed in 1850/51.

Section layouts

At time of subdivision, highly regular long, rectangular sections, however altered through ongoing amalgamation and subdivision.

Key Long views

Southern Alps and Port Hills




Key Short views


Botanic Gardens, Canterbury Museum, Cranmer Square and Cathedral Square, Christchurch Art Gallery






Contextual Significance




These blocks are important to the residential heritage of Christchurch's inner city, including the size of the sites, location of the building on these sites and the site elements. They illustrate the importance of the public/private interface, Garden City ideals and the value of an inner-city location in regard to local activities and access. Irrespective of the number of car parks that have recently been accommodated in the area, the development of the area, having less consideration for the car and more focus on pedestrians, is still evident in the overall design and specific elements of the sites and buildings.





INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES






FEATURE	DESCRIPTION	
OPEN SPACE	N/A	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	The Arts Centre and Canterbury Museum (Rating: Primary)	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	Many pedestrian entry gates and associated features (Rating: Primary)	 





			
PATHS	N/A		
STRUCTURES	Telephone boxes, tram lines, sculptures and assorted paraphernalia of Worcester Boulevard in relation to the Arts Centre activities (Rating: Neutral)		
FENCES	Variety of fences, at different heights (Rating: Neutral)		

		 	
WALLS	<p>Variety of walls of varying heights, ages and styles (Rating: Contributory)</p> <p>(Rating: Neutral)</p> <p>(Rating: Intrusive)</p>	  	
WHARFS/PIER S	N/A		
STEPS	N/A		
SEATS	N/A		
SIGNS	N/A		

	Worcester Boulevard has been substantially rebuilt to a highly detailed level of design (Rating: Neutral)	
• WIDTH	All the road reserves are a standard width of 20m (Rating: Primary)	
• ALIGNMENT AND LAYOUT	Refer to Streets	
• MATERIAL	Gloucester, Hereford and Cashel Streets are asphalt (Rating: Contributory) Worcester Boulevard is a combination of cobbles, concrete and asphalt (Rating: Neutral)	
• KERB AND CHANNEL	All the streets have concrete kerb and channel renewed in recent years (Rating: Neutral)	
• FOOTPATH	Both sides of variable widths (Rating: Contributory)	
• BERM	Cashel Street only (Rating: Neutral)	
Street trees	Street tree planting in tree wells on Worcester Boulevard (Rating: Neutral) Recent street tree planting in Cashel Street (Rating: Neutral)	 

• CLUSTER	N/A	
• AVENUE	(Rating: Neutral)	
• INTERMITTENT	N/A	
• SIZE	Immature (Rating: Neutral)	
• SPECIES	Unidentified	
Garden planting	N/A	
<i>Private Realm Features</i>		
MATERIALS	Brick, masonry, rock, timber, iron, concrete (rating: Contributory)	
BUILDING SETBACK	Highly variable across the area but with a predominance of setbacks between 8 and 14m (Rating: Contributory)	 
ANCILLARY BUILDINGS	Garages within the site and small-scale garages on the street frontage (Rating: Neutral)	

		
TREES	Mix of predominantly exotic, trees (Rating: Contributory)	  
VEGETATION	Mix of vegetation, although carparking has reduced the area of front yard vegetation (Rating: Contributory)	

			
VIEWS	Cathedral Square, Canterbury Museum, Botanic Gardens (Rating: Contributory)	  	

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Armagh Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Warren & Mahoney
DATE OF CONSTRUCTION	1984

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-story house with irregular rectangular footprint and mansard roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

Brick wall partially screens driveway and half-hip garage from roadway.

MATERIALS/STRUCTURE

Brick and linear weatherboard cladding; tile roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Townhouse development, on the former site of the Wigram house, which took its design cues from the Cecil Wood-designed service wing (1923) that is still extant. 1 Armagh is the only dwelling from the 1984 development that remains, townhouses at 2-22 Park Terrace were rebuilt after the Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**CHRISTCHURCH CITY PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 30
*DWELLING AND SETTING – 64 ROLLESTON AVENUE,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 16/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The dwelling at 64 Rolleston Avenue has historical and social significance as a former and long-standing boarding establishment, as a former boys' school, as a former nurse's hostel during the years of WWI, and for its nearly century-long connection with Christ's College. The dwelling also has significance for its association with soldier Captain Christopher Garsia, lawyer Henry Nalder, politician Harry Allwright, and businessman Thomas Maling and his family.

In 1867 barrister Leonard Harper, the eldest son of Bishop Harper, purchased several town sections at the intersection of Armagh Street and Antigua Street (now Rolleston Avenue) from the Church Property Trustees. On this property he constructed a large house and several ancillary buildings including a stable and coach house. In 1877 Harper subdivided the property. Town Section 363, on the Armagh/Antigua corner, was sold to plumber William Jones.

Jones constructed two similar houses on the property in 1878. The house facing Rolleston Avenue (formerly 60 Antigua Street) was occupied by the Jones family. William died in 1885.

After his widow Emily died in 1898, her daughters leased the house to businessman J. F. Miles and his family until c1905. The larger corner house (formerly 277 Armagh Street, now 4 Armagh Street) was leased to boarding house keeper Thomas Harris. Harris operated the property until about 1885, when it was leased to Captain Christopher Garsia. Garsia had served in India before immigrating to New Zealand with his family in 1878. In the 1880s he became a member of the board of governors at Christ's College, and had boys at the school. Between 1891 and 1894 the house was occupied by Henry N. Nalder, a prominent Lyttelton lawyer. In 1892 Nalder's friend Harry Allwright - a former Lyttelton mayor and former long-standing MHR (Member of the House of Representatives) for the port town – died whilst staying.

In c1895 the property was leased by the Maling family. Thomas Maling had married Leonard Harper's sister Rosa in 1863. In 1873 he established Maling & Co, merchants and importers, but the prominent company foundered in 1893. To make ends meet, the family relocated to the Armagh Street house where Mrs and Miss Maling ran a 'preparatory school for little boys' and a servants' agency. Music teacher Esther Aitkin also taught at the house. In 1906 Maling and Co was re-established and the family moved away.

About 1907 Mrs S. J Simcox opened a boarding house she called *Grand View* at the property. This operated until 1914. In 1909 Mrs Simcox also took over the former Jones home next door, which she renovated and ran as part of the establishment. Between 1915 and 1920, Miss A. M. Wall operated the property as a private nurses' hostel.

Christ's College began a period of expansion outside their grounds towards the end of WWI. In 1919 they purchased the two houses from the Jones sisters. 4 Armagh Street has housed College staff since 1920. At present the ground floor is occupied by the school's finance department. The neighbouring house was demolished in the 1990s for the new Flowers' House Christ's College boarding establishment.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The dwelling at 64 Rolleston Avenue has cultural significance for the capacity it has to provide an illustration of the culture and lifestyle of its epoch. It also reflects the cultural societal habit of the later use of large homes and sites by private educational institutes in Christchurch such as St Andrew's, St Margret's and Rangi Ruru schools,

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

64 Rolleston Avenue has architectural and aesthetic significance as an example of a large colonial house expressed in an Italianate style in the vernacular using timber and of a type not untypical of larger homes during the period 1875-1895 and such houses often reflected the standing of their occupants professional or business roles in society. 64 Rolleston Avenue is a relatively intact example with its hipped roof, paired sash windows with corbels and hoods, eave brackets and wrap-around verandah. The architect or builder has not been

identified to date. The house sustained moderate damage in the Canterbury Earthquakes of 2010 and 2011 and its chimneys were subsequently removed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling at 64 Rolleston Avenue has technological and craftsmanship significance through its 19th century timber construction which has the potential to provide built evidence of techniques used in the period. The house retains the corbels, hoods and other timber detailing typical of a house of this era expressed in an Italianate style in the vernacular using timber.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

64 Rolleston Avenue has high contextual significance on its site and in relation to its setting and wider context. The dwelling is located on a rectangular town section at the intersection of Rolleston Avenue and Armagh Street. The setting of the dwelling is its immediate parcel. This parcel is shared with a replica villa built in the 1990s to replace the original 1878 Jones family home. 64 Rolleston Avenue sits close to both road frontages, with small strips of garden between the house and footpath. Fences and most vegetation have been recently removed. The dwelling is therefore highly visible to passers-by on Rolleston Avenue (including tram passengers) and those exiting Hagley Park across the Armagh Bridge. Consequently it has high landmark significance. The wider context of the house is the inner city west area, an area of high heritage significance that includes Hagley Park, the buildings of Christ's College, Canterbury Museum and the former Canterbury College, and a number of nineteenth and early twentieth century dwellings.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

64 Rolleston Avenue and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

64 Rolleston Avenue is of heritage significance to the Christchurch including Banks Peninsula for its significance as an early inner city dwelling with a nearly century-long connection with Christ's College. The dwelling has historical and social for its association with soldier Captain Christopher Garsia, lawyer Henry Nalder, politician Harry Allwright, and businessman Thomas Maling and his family. The dwelling has cultural significance for the capacity it has to provide an illustration of the culture and lifestyle of its epoch. It also reflects the cultural societal habit of the later use of large homes and sites by private educational institutes in Christchurch such as St Andrew's, St Margret's and Rangi Ruru schools. The dwelling has architectural and aesthetic significance as an example a large colonial house expressed in an Italianate style in the vernacular using timber and of a type not untypical of larger homes during the period. The dwelling has technological and craftsmanship significance through its 19th century timber construction which has the potential to provide built evidence of techniques used in the period. The dwelling has high contextual significance on its site and in its setting at the prominent intersection of Rolleston Avenue and Armagh Street, and within the wider context of the heritage and character buildings in the western inner city. Highly visible from a number of directions, the dwelling is a landmark.

REFERENCES:

CCC Heritage File: 4 Armagh Street

REPORT DATED: 09/12/2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

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PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Armagh Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1910?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with irregular rectangular footprint and hip roof forms. Exposed rafters, cross-gabled bay with shingled gable end, decorative battens and half-timbered detailing. Porte cochere at side (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence and mature vegetation.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, decramastic tile roofing.

ALTERATIONS

Reroofed (date unknown). Chimney removed (c.2010).

RATING

Defining

REASON FOR RATING

A turn of the 20th century house that has been reroofed but remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century. There was an earlier house on this site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 14, 2/14, 3/14 & 4/14 Armagh Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two, two-storey buildings with irregular rectangular footprints and hip roof forms. Similar in style to 1 Armagh Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

Buildings set back from roadway behind a micro-corrugated metal fence. Single-car garage on north-west corner of the property pre-dates townhouse development. Shared driveway runs along eastern boundary of the lot with parking at rear.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, decramastic tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Later 20th century townhouses that replaced an earlier single-family home on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century. There was an earlier house on this site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Armagh Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1910?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with elongated rectangular footprint and gable and hip roof forms. Exposed rafters, cross-gabled bays, casement-and-fanlight type fenestration. Porte cochere at side (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence and vegetation. Driveway framed by random rubble stone piers.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, volcanic stone detailing, slate roofing.

ALTERATIONS

Extended at rear, garage erected (c.2010?).

RATING

Defining

REASON FOR RATING

An early 20th century house that remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century. There was an earlier house on this site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 34
DWELLING AND SETTING *INVERESK* – 26 PARK
TERRACE/17 & 17A ARMAGH STREET,
CHRISTCHURCH**



PHOTOGRAPH: M. VAIR-PIOVA 16/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Inveresk has historical and social significance for its association with prominent businessman and public figure, John Anderson junior, proprietor of a substantial engineering firm that operated nationally. The former dwelling has social significance as a built reflection of the growth and social aspirations of the Anderson family. As a corollary of John Anderson's public life, *Inveresk* served as a significant social venue in turn-of-the century Christchurch. It has been in educational use by Cathedral Grammar School for the last 40 years.

John Anderson junior (1850-1934) was born in Edinburgh but came to Christchurch with his parents aboard the *Sir George Seymour* later the same year. In 1866 he returned to Scotland with his brother Andrew to attend Merchiston Castle School in Edinburgh and study mechanical engineering. On his return to Christchurch in 1873, John junior joined his father in the family business, the Canterbury Iron Foundry.

The foundry had been established by John Anderson senior (1820-1897), a blacksmith and prominent early citizen of Christchurch in 1857. One of Canterbury's most successful businesses, the foundry (usually known as Anderson's Foundry, later Anderson's Engineering) played a vital role in the early development of engineering in New Zealand. The firm constructed many bridges and built mining dredges, cranes, boilers and other heavy machinery. They also constructed sections of the main trunk line in the North Island. John junior and Andrew took over their father's business in 1881 and assumed joint ownership on his death in 1897. After the firm became a limited liability company in 1903, John served as chairman of the board of directors until his death.

In 1879 John junior married Frances Pratt. The same year the couple purchased a large home in Armagh Street from Violet Cobb, the widow of Reginald Cobb, a former manager of the NZ Loan and Mercantile Company. This two storey house, which may have incorporated an earlier cottage, was apparently built by George Roberts, a legal clerk and land speculator, in 1873. Mrs Cobb purchased the new house from Roberts in 1875. To accommodate their growing family of (eventually) five children, John and Frances made a substantial single storey addition to their home in 1895. Around 1907 when John Anderson senior's home in Cashel Street was sold, its name (*Inveresk*) was adopted for John junior's house. Like his father, John had a busy public life. He served on the city council, was president of the Agricultural & Pastoral Association and a member of the Board of Governors of Canterbury College. Consequently *Inveresk* and its extensive garden was a centre of hospitality in late Victorian and Edwardian Christchurch. In 1900, for example, an Anniversary Day function at the house was attended by most of the surviving passengers of the First Four Ships.

Inveresk remained in the Anderson family until 1967, when it was sold to the Anglican Church Property Trustees. Cathedral Grammar School, an Anglican preparatory school, assumed ownership of the house in 1972. It subsequently served as the headmaster's residence before being divided into two flats. In 1995 the building was adapted to become the new Cathedral Grammar girl's school, which remained there until 2003. From 2004 it was occupied by an independent e-learning provider. *Inveresk* sustained moderate damage in the Canterbury Earthquakes of 2010 and 2011. Repairs took place promptly, and the former house is back in use as teaching space.

A number of homes that previously belonged to other members of the Anderson family also survive, most notably the former homes of John's brothers: *Monotata* in Lyttelton, and *Risingholme* and *Merchiston* in Opawa.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Inveresk has cultural significance as a demonstration of the way of life of a successful businessman and his family in the late nineteenth and early twentieth centuries, and as a part of Anglican preparatory school, Cathedral Grammar since the early 1970s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Inveresk has architectural and aesthetic significance as a composite domestic building, built in at least two major stages and clearly demonstrating the stylistic transition across the late nineteenth century from the vernacular and Carpenter Gothic to the more florid Villa style. The 1895 wing has significance as a design of the prominent Canterbury architectural practice of Collins and Harman.

In December 1872 Joseph Withnall, a clerk at Miles and Co, sold Town Section 294 in Armagh Street to George Roberts. It is unclear if there was a building on the site at this time; in 1876 Withnall was living in a nearby property that fronted Park Terrace. Roberts drew a large mortgage on his new property in February 1873 and it is likely that he built the two storey section of *Inveresk* at this time. Lambert's 1877 Christchurch map shows an outline which corresponds to this building. From its remaining elevations, the 1873 house was a typical Carpenter Gothic dwelling of the 1870s with multiple half-timbered gables, bracketed barges with a trefoil motif and narrow casement windows. The architect has not been identified. In 1895 John and Frances Anderson made a substantial single storey addition to the south of the 1873 house, fronting on to Armagh Street. This Villa-style extension, which gave the house a new entry and suite of reception rooms, was ornamented with considerable Gothic detail to enable it to blend with the earlier house. It was designed by prominent Christchurch architects Collins and Harman.

The firm that later became Collins and Harman was established by William Barnett Armson in 1870. After serving his articles with Armson, John James Collins (1855-1933) bought the practice after the former's death in 1883 and took Richard Dacre Harman (1859-1927) into partnership four years later. In the early years of the twentieth century, Armson, Collins and Harman became one of Christchurch's leading architectural practices. Notable examples of the firm's work included the Christchurch Press Building (1909, demolished), the Nurses' Memorial Chapel at Christchurch Public Hospital (1927), and many of the buildings at Canterbury College. In 1928 the firm's name was officially simplified to Collins and Harman. It continued until 1993 as Collins Architects. At the time of its demise, it was one of the two oldest architectural firms in New Zealand.

Inveresk remained in comparatively original condition until the 1970s, when it was divided into two flats. In 1995 architects Trengrove and Blunt carried out extensive alterations to fit the building for Cathedral Grammar's new Girls' School. This included the opening up of the interior to provide teaching spaces. Further internal alterations were carried out by Trengrove and Blunt in 2004 for E-time. The former house sustained moderate damage in the Canterbury Earthquakes of 2010-2011. The building moved off its foundations, floors hogged and a brick party wall collapsed. Substantial repairs were undertaken in 2011-2012, and included placing the building on a new foundation, structural strengthening and relining. The house retains much of its external integrity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Inveresk has craftsmanship significance for the integrity of its exterior detailing, which remains relatively intact. Of particular note is the villa section of the house, highly visible to Armagh Street, which is ornate for a Christchurch house of this era. It has elaborately fretted barges, arched bay windows and stained glass.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Inveresk has contextual significance as part of the historic western inner city. The locale is notable for the number of substantial heritage and character homes that have survived, and a significant educational heritage represented by buildings and institutions such as Cathedral Grammar, Christ's College, the former Canterbury College and the former St Margaret's College. *Inveresk* relates particularly to the heritage-listed dwellings at 4, 25 and 56 Armagh Street.

The dwelling is located on the Armagh Street frontage of a large irregular land parcel that covers most of the city block and incorporates many of the buildings of Cathedral Grammar School. The setting of the former dwelling includes its immediate environs of carpark and garden, and the two tennis courts to the north. Located close to the street frontage, it has landmark significance.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Inveresk and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The house was possibly begun in the early 1860s and completed in its present form in 1895.

ASSESSMENT STATEMENT

Inveresk and its setting have overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance for its association with prominent businessman and public figure, John Anderson junior, proprietor of a substantial national engineering firm, and for its forty year association with Cathedral Grammar School. The former dwelling has social significance as a reflection of the growth and social aspirations of the Anderson family. As a corollary of John Anderson's public life, *Inveresk* served as a significant social venue in turn-of-the century Christchurch. The dwelling has cultural significance as a demonstration of the way of life of a successful businessman and his family in the late nineteenth and early twentieth centuries, and as a part of Anglican preparatory school, Cathedral Grammar since the early 1970s. The dwelling has architectural and aesthetic significance as a composite domestic building, built in at least two major stages and clearly demonstrating the stylistic transition across the late nineteenth century from the vernacular and Carpenter Gothic to the more florid Villa style. The 1895 wing has significance as a design of the prominent Canterbury architectural practice of Collins and Harman. The dwelling has craftsmanship significance for the integrity of its exterior detailing. The dwelling has contextual significance in its setting and as part of the historic western inner city. The locale is notable for its significant domestic and educational heritages. The former dwelling and setting have archaeological significance for their

potential for evidence of human activity on the site, including that which occurred prior to 1900.

REFERENCES:

CCC Heritage Files (2): 17 Armagh St – Dwelling *Inveresk*

Historic place # 3117 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/3117>

<http://www.teara.govt.nz/en/biographies/1a6/anderson-john> [DNZB Biography of John Anderson snr]

REPORT DATED: 10/02/2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

PHOTO



HNZPT LIST ENTRY STATUS

N/A

Unknown

Mid-2000s

Contemporary

Two, two-storey buildings with rectangular footprints and gable roof forms. Lean-to style verandas on north elevation. Matching pair with townhouses at 22 Armagh Street.

Buildings set back from roadway behind ivy-clad masonry wall. Shared driveway runs along eastern boundary of the lot with parking between the two buildings.

Plastered masonry, steel roofing.

Unknown, if any.

Neutral

Early 21st century townhouses that replaced an earlier single-family home on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century. There was an earlier house on this site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Armagh Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2012

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-story house with irregular footprint and flat roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Road boundary built up with wall, gates and side wall of garage.

MATERIALS/STRUCTURE

Plastered masonry, bituminous roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

New dwelling erected in place of c.1950 house demolished after Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 22 Armagh Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-2000s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two, two-storey buildings with rectangular footprints and gable roof forms. Lean-to style verandas. Matching pair with townhouses at 20 Armagh Street

CONTEXT/SETTING/LANDSCAPE FEATURES

Buildings set back from roadway behind masonry wall. Shared driveway runs along western boundary of the lot with parking between and behind the two buildings.

MATERIALS/STRUCTURE

Plastered masonry, steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Early 21st century townhouses that replaced an earlier single-family home on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century. There was an earlier house on this site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services



**CHRISTCHURCH CITY PLAN – LISTED HERITAGE ITEM AND SETTING
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 35**

***DWELLING AND SETTING, RED HOUSE -
25 ARMAGH STREET, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 16/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Red House has high historical and social significance for its connection with a number of notable individuals, for its long history of mixed use as both home and business/professional premises, and for its lengthy association with the Cranmer Bridge Club. The dwelling is notable for its association with two of Canterbury's most prominent architects, and for the sixty years it spent as doctors' consulting rooms.

The original brick part of *Red House* was constructed in 1864 for Napoleonic war veteran Dugald McFarlane as both home and premises for his wine and spirit business. In 1899 the property was sold to well-known local architect Samuel Hurst Seager, who added a timber wing on the property's Armagh St frontage where he based his practice. The deep red ochre of the house has been attributed to Seager, as this was a colour he used extensively on his

Spur development in Sumner. Research has not determined however if the *Red House* appellation has ever been a formal rather than just a popular designation. There is no evidence that Seager employed the name.

Seager departed for The Spur in c1902, and the house was leased to a series of medical professionals as consulting rooms, including Dr Levinge, a former superintendent of Sunnyside Asylum who specialized in the treatment of mental disorders. In 1907 Seager finally sold the property, to noted fellow architect John (J.J.) Collins of Collins and Harman. Dr Levinge's lease continued through 1907, and research to date does not reveal whether Collins lived at the property. In 1911 he sold it to soldier and runholder Leopold (L. G. D.) Acland. Much of the decade Leopold owned the property he spent fighting in WWI, during which he won the Military Cross and an OBE. In his later years he published indispensable historical reference work *The Early Canterbury Runs*.

In 1921 Acland sold the property to general practitioner Dr Douglas Anderson. Dr Anderson (1889-1972) served as a medical officer in WWI before returning to Christchurch in 1919 to commence in general practice. Anderson conducted his practice, which specialized in obstetrics and paediatrics, for forty four years - all but two of which were spent at *Red House*. Armagh Street contained a number of doctor's consulting rooms during this period.

When Dr Anderson retired in 1963, the property was purchased by the Cranmer Bridge Club. The Club used the majority of the building as their rooms, but leased the first floor as a separate flat. *Red House* remained the home of the Cranmer Bridge Club until the Canterbury Earthquakes of 2011, when the brick portion of the building was destroyed. The Seager addition of c1899 remains extant. The property has subsequently been sold to a private owner.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

25 Armagh St has cultural significance for its role in a number of significant aspects of Christchurch life through its long history. For more than half a century the dwelling served as the surgery and home of various medical professionals, in a period when it was the convention for doctors to live on their premises. For almost half a century the building also served as the rooms of the Cranmer Bridge Club. The Club formed in 1959 to play social Bridge and although no longer based at 25 Armagh Street, retains its distinct identity and traditions. The building also has cultural significance in relation to New Zealand's architectural history. It is considered to hold an important position in the early development of a studied vernacular architecture through its referencing of elements of Christchurch's colonial heritage.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

Red House has high architectural and aesthetic significance because it was owned and designed by well-known New Zealand architect Samuel Hurst Seager, and because it was

considered a milestone both in the development of his own style, and in the development of a distinctive New Zealand vernacular arts and crafts architectural tradition.

Seager was a leading New Zealand architect at the turn of the century, primarily known for his innovative residential work. Seager's domestic designs varied widely in style according to client's particular requirements, and included Old English-style mansions, villas and bungalows. Seager is particularly remembered however for his contribution towards the development of a distinctly New Zealand architecture. Influenced by the Arts and Crafts movement's appreciation of the vernacular, Seager actively adapted overseas models to suit New Zealand's specific conditions, and also examined the work of his predecessors for distinctive exemplars from New Zealand's colonial past from which he could borrow. Seager believed particularly that the Gothic Revival tradition established in Christchurch by his former teacher Benjamin Mountfort accorded with his own search for a New Zealand vernacular. *Red House* contains several architectural quotes from the works of Mountfort – most recognizably the Armagh Street entry porch, which is derived from the entrance arcading of his Christchurch Club. The significance of the *Red House* lies in the belief that it is the first example in this country of an architect overtly paying homage to his predecessors in an effort to establish an architectural tradition. The two principal rooms and hallway of the Seager wing contain significant Arts and Crafts-style features including panelled coved ceilings, overmantels and distinctive door and window hardware.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Red House has technological significance for the capacity it has to illustrate typical finishes, construction techniques and use of materials from the turn of the century. It has craftsmanship significance its exterior features and ornamentation, and for the noteworthy Arts and Crafts-style features that Seager integrated into his home/office, including coved timber ceilings, fire surrounds and door and window furniture.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

The building has overall high contextual significance in relation to its site, to the listed heritage space of Cranmer Square and to the listed heritage buildings that remain in the vicinity, particularly the early dwellings at 4, 17 and 56 Armagh Street. *Red House* is located on a roughly square suburban section at the corner of Armagh Street and Cranmer Square. The building sits on the Armagh Street frontage close to the western boundary; much of the remainder of the section was occupied by the large brick cottage that was demolished following earthquake damage in 2011. The small east-facing garden contains a large and prominent pollarded elm. Because of the building's frontage on Armagh Street, and the location of the section on a prominent city intersection at the south west end of Cranmer Square, it has high landmark significance.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

Red House and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The extant Seager wing was probably constructed in 1899; some elements of the 1864 building also remain on site, including the (now filled) former cellar.

ASSESSMENT STATEMENT

Red House is of high heritage significance. The dwelling has high historical and social significance for its connection with a number of notable Canterbury individuals including two of the province's most well-known architects and several medical professionals, for the sixty years it served as doctors' consulting rooms, and the almost fifty years the Cranmer Bridge Club was based there. The dwelling has cultural significance for its long history of mixed use as both home and business/professional/club premises; primarily as a doctor's surgery and the rooms of the Cranmer Bridge Club in the century since Seager executed his alterations. The dwelling has high architectural significance because of its association with significant architect Samuel Hurst Seager, and because it is considered an important link in the development of a New Zealand style of architecture. The dwelling has particular aesthetic significance for the well-known façade with its arcaded porch that presents to Armagh Street. The square bay window and battened gable at the eastern end are also highly visible. Although the colonial brick section has been lost, the remaining Seager wing retains a high degree of integrity and authenticity. The dwelling has craftsmanship significance for its exterior ornamentation, and the many characteristically Arts and Crafts-inspired features which it contains. The dwelling has high contextual significance in relation to its site, to the listed heritage space of Cranmer Square, and in relation to the listed heritage buildings that remain in the vicinity, particularly the early dwellings at 4, 17 and 56 Armagh Street. It also has considerable landmark significance on a prominent city intersection that defines the south west end of Cranmer Square. The dwelling is of archaeological significance for its potential to provide evidence of human activity, particularly that prior to 1900.

REFERENCES: CCC Heritage File: 25 Armagh Street *Cranmer Club*

REPORT DATED: 24/07/14

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 28 Armagh Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with H-shaped footprint and multiple gable roof forms. North-facing façade features constructional polychromy and open-bed pediment motif.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building close to road boundary behind masonry wall. Shared driveway runs through the middle of the building, providing access to townhouses at 30 Armagh Street.

MATERIALS/STRUCTURE

Brick, steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Late 20th century townhouses that replaced an earlier single-family home on the site and took their design cue from the style and materials of the neighbouring Christchurch Girls High School (demolished c.2011).

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century. There was an earlier house on this site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses

ADDRESS 1/30, 2/30, 3/30, 4/40, 5/30 & 6/30 Armagh Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Late 2000s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and monopitch roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building at rear of site behind earlier townhouse development. Access to townhouses is via vehicle passage through 28 Armagh Street.

MATERIALS/STRUCTURE

Weatherboard cladding, bituminous roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Early 21st century townhouses that replaced an earlier single-family home on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century. There was an earlier house on this site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot [former site of Christchurch Girls' High School]

ADDRESS 32 Armagh Street

Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

N/A

DATE OF CONSTRUCTION

N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot used for carparking; low-level perimeter wall remains.

MATERIALS/STRUCTURE

Gravel, cement rendered boundary wall.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

Vacant lot which was the campus of Christchurch Girls' High School. Two of the school's auxiliary buildings survive on the Gloucester Street frontage (see separate record forms).

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Former house
ADDRESS 7 Cashel Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint, hip and gable roof forms. Shed dormer at rear, exposed rafters, multi-panel casement-and-fanlight windows with decorative frames, side entry with columned porch. Street frontage features boxed bay and bow windows flanking narrow arched window.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to the road boundary on the same lot as the YMCA hostel and recreation building. A large carpark is located between the building and the Rolleston Avenue boundary of the property. The road boundary is either open to the street or marked by a low planter box style wall.

MATERIALS/STRUCTURE

Weatherboard cladding, shingles, corrugated metal roofing.

ALTERATIONS

Addition of shed dormer at rear, north-facing elevation (pre-1940).

RATING

Defining

REASON FOR RATING

A turn of the 20th century bungalow that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. This building was formerly associated with Canterbury University's College House, the former site of which was developed by the YMCA from the mid-1960s onwards.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

<https://teara.govt.nz/en/biographies/3c17/chilton-charles>

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. Between the world wars, if not earlier, this house was the home of Agnes and Sir George Harper, the latter died here in March 1937. Harper was a lawyer and a son of Bishop Harper; the couple had ten children. After the house was sold to Mrs Clifford in May 1938 it was subject to legal action taken by Christchurch City Council for converting the building into 11 flats.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

[https://en.wikipedia.org/wiki/George_Harper_\(lawyer\)](https://en.wikipedia.org/wiki/George_Harper_(lawyer))

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses [4]

ADDRESS 15 Cashel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Athfield Architects

DATE OF CONSTRUCTION

2013

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two, two-storey buildings separated by single-storey carport; complex as a whole has an elongated rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Development occupies almost the full length and width of the lot; vehicle access along western boundary. Concrete block wall screens private outdoor space of front unit.

MATERIALS/STRUCTURE

Fairface pre-cast concrete panels, corrugated steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An early 21st century townhouse development, comprising four units, erected on the site of an Italianate dwelling, which was demolished in c.2011.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME College Court Flats

ADDRESS 19 Cashel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Moderne

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and monopitch roof concealed by parapet. Name of building on principal, south-facing elevation above recessed carport. Central window over carport features decorative wrought iron 'shutter' motif. Double height glazed bays on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to the street and occupies most of the lot; vehicle access along eastern boundary leads to garaging at north-east corner of site.

MATERIALS/STRUCTURE

Concrete, bituminous roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An interwar apartment building that retains a high level of authenticity and represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. It was announced in April 1937 that a new block of flats to be built in Cashel Street would be 'the most up-to-date in the west end of town'. Eleven flats in all would have their own entrances and outdoor space and 'their special feature will be the amount of glass to be used' (*Press* 27 April 1937, p. 4). There was an earlier dwelling on the site (pre-1877).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 326
*DWELLING AND SETTING, - 23, 25 AND 25A CASHEL
STREET, CHRISTCHURCH***



PHOTOGRAPH: M. VAIR-PIOVA, 19/12/14

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Tait House has historical significance for its association with James Tait (1833-98), city builder, stonemason and local body politician, and for its survival in the central city following many years as a rental property and the Canterbury earthquakes.

James Tait built the dwelling for his family in the early 1870s, between 1871 (when he purchased the site) and 1877, when it appears on TS Lambert's central city map. The Ayrshire-born Tait arrived in Dunedin in 1862 and came on to Christchurch later that year. A stonemason by trade, Tait founded the construction firm of J Tait Ltd and erected many notable Christchurch buildings including portions of Christchurch Cathedral and Canterbury Museum. Tait's yard was at the corner of Cashel and Montreal Streets, not far from his home. He also served as a city councillor.

In 1895 Tait retired to 62 Nayland Street, Sumner where he became a member of the Sumner Town Board and was elected second mayor of the new borough. After he died in 1898, J. Tait Ltd was taken over by his eldest son who refocussed the firm on monumental masonry. It continues to trade to this day. Tait's Cashel Street house was let to provide income for his family and during the first decade of the 20th century it was operating as a boarding house called Dunedin House. Many large central Christchurch homes became boarding houses or flats in the first decades of the 20th century – a trend which accelerated between the world wars. Tait House was sold by the Tait family in 1932.

The house has continued as rental accommodation to the present day. At some point before 1977 it was divided into three flats. In 1960 it was purchased by Elizabeth Cheevers, a local journalist, who lived there between 1966 and 1977. Cheevers expressed a wish to leave the house to the New Zealand Historic Places Trust (Heritage New Zealand) at this time, and at her death in 2005 this came to pass.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Tait House has cultural significance for the capacity it has to illustrate the lifestyle of a successful tradesman and his family in the late 19th century and the way of life of its tenants since the 1900s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Tait House has high architectural and aesthetic significance as a mid-Victorian Italianate villa, which appears to have been designed and built by its first owner, James Tait. The dwelling is constructed from triple brick and was originally roofed with slate. The two-storey dwelling has a rectangular footprint with a hipped roof and several lean-to structures at the rear. The exterior of the dwelling is plastered and classical detailing on the façade addressing Cashel Street includes a symmetrical composition, quoins and a rusticated ground floor, and moulded window hoods on the first floor. The central entrance, now enclosed with a porch, is flanked by faceted bay windows. The dwelling has sash windows and the roof has been covered with corrugated steel.

There were relatively few houses built of brick in mid-Victorian Christchurch, and fewer still survive today as a consequence of the Canterbury earthquakes. Alterations have been made to Tait House at various points in its history – most notably added lean-tos at the rear, a hip-roofed entrance porch on the south elevation in the early 20th century, and division into flats. Despite this, the house retains a high degree of integrity and authenticity both inside and out.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Tait House has high technological and craftsmanship significance as a 19th century triple brick home, built by James Tait for his own use. The house exhibits a high degree of craftsmanship, with quoins and a fully rusticated ground floor reproduced in plaster on the front elevation. The quality of the construction is reflected in the comparatively minor damage the house suffered in the Canterbury Earthquakes, compared with other unreinforced brick buildings in the central city.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Tait House has contextual significance within Cashel Street and in relation to the other remaining heritage and character buildings in the western inner city. Although set back on its site, in comparison to its neighbours, the house is clearly visible from the street. Tait House stands within a part of the inner-city that features a large number of highly significant heritage buildings and places, notably the Arts Centre of Christchurch, Canterbury Museum, and the Botanic Gardens, and also includes a number of 19th and early 20th century dwellings. The area as a whole constitutes a significant heritage precinct. To the west of Tait House is College Courts, a block of Art Deco flats. To the east is a large single-storey Edwardian home.

The setting of the building includes the immediate land parcel, with gardens at the front and rear of the dwelling. At the rear of the property is an old timber outbuilding, possibly stables, which stands on a small parcel of land that was subdivided from Tait's original block in 1941.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Tait House and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

Tait House and its setting have overall heritage significance to Christchurch, including Banks Peninsula. The dwelling has historical significance for its association with prominent stonemason and local body politician James Tait and its survival through a century of providing rental accommodation. The dwelling has cultural significance for its capacity to demonstrate the way of life of the Tait family and its past and present tenants. The dwelling has high architectural significance as an Italianate villa that retains a high degree of integrity and authenticity. The dwelling has high technological and craftsmanship significance as a 19th century brick dwelling, built by a contractor for himself, with plastered classical detailing. Tait House has contextual significance on its site and in relation to the other heritage and character buildings in the western inner city, which form one of city's most important remaining heritage precincts. Tait House also has archaeological significance, as the

dwelling predates 1900, and within the setting there is the potential for evidence of pre-1900 human activity.

REFERENCES:

CCC Heritage File *Tait House: 23-25 Cashel Street*

Heritage NZ List no 9997 <http://www.heritage.org.nz/the-list/details?id=9997>

REPORT DATED: 02/09/2014

9 FEBRUARY 2015

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Visitor accommodation

ADDRESS 27 Cashel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1915

STYLE

Transitional Bungalow

PHYSICAL DESCRIPTION

Single-storey building with irregular rectangular footprint and hip and gable roof forms. Side entry sheltered by gabled porch with leadlights; exposed rafters and boxed bay windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from the road behind a very low boundary wall; most of the lot is sealed for carparking.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roofing.

ALTERATIONS

Reroofed (date unknown).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. The house appears to have been built by Thomas Brown Crawshaw (died 1945), an accountant, who offered the property for sale in 1919. There was an earlier (pre-1877), two-storey dwelling on the site, which was owned by W Inwood in 1914.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cashel Flats [12 units]

ADDRESS 31 Cashel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1930

STYLE

Bungalow

PHYSICAL DESCRIPTION

Two-storey building with elongated rectangular footprint and hip roof. Faceted bay windows, overhanging eaves, multi-pane uppers in sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building occupies most of the lot and is set behind a random rubble stone wall and paling fence. Paths running along east and west boundaries provide access to the flats.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A purpose-built interwar apartment building that retains a high level of authenticity and represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. There was an earlier (pre-1877), two-storey dwelling on the site, which was advertised for removal in April 1929.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Former Knight/Jones house

ADDRESS 33 Cashel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

JC Maddison, architect?

DATE OF CONSTRUCTION

c.1911

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip and gable roof forms. Ground floor of gabled bay immediately adjacent to the footpath is clad in brick and features Oamaru stone quoins and arched window surrounds with keystones. Exposed rafters, casement-and-fanlight type fenestration, boxed bay windows with decorative brackets below; battens beneath other windows on first floor facade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built to the road boundary and stands at the south-west corner of a large site that extends through to Montreal Street.

MATERIALS/STRUCTURE

Brick and weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Stage two of adjacent office building built up to east wall of building, with glazed link between the two (c.2010).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. This house was the home James Knight, a butcher and stock dealer (1855-1918), at the time of his death. From 1914, if not earlier, until 1928 it was also the residence of Knight's son-in-law FR Jones, who married Edith Knight in 1911. In 1931, the year in which he enrolled at Canterbury College, it was the home of the writer Denis Glover. The Red Cross Society began acquiring property at the corner of Cashel and Montreal Streets in 1955, starting with this house. There was an earlier dwelling on this site (pre-1877), which is now occupied by Ronald McDonald House.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Ronald McDonald House

ADDRESS 37-43 Cashel Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Wilkie & Bruce Architects

DATE OF CONSTRUCTION

c. 1990 + 2010

STYLE

Contemporary

PHYSICAL DESCRIPTION

Multi-level office building, with monopitch roofs and L-shaped footprint, overlooking the intersection of Cashel and Montreal Streets.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to the road boundary (east and south elevations) and shares the same lot with the former dwelling at 33 Cashel Street.

MATERIALS/STRUCTURE

Pre-cast concrete panels.

ALTERATIONS

Unknown, if any.

RATING

Intrusive

REASON FOR RATING

A late 20th / early 20th century office building, built in two stages, which is inconsistent with the established residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. The first stage of the building was purpose-built for the Red Cross Society, which began acquiring properties at the corner of Cashel and Montreal Streets in 1955. Incorporating a second stage built in 2010, the building is now occupied by Ronald McDonald House, which provides accommodation for the families of children who have been hospitalised or require medical treatment at Christchurch Hospital.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 216
*FORMER DWELLING AND SETTING, ROLLESTON HOUSE – 2
GLOUCESTER STREET, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 16/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Rolleston House has historical significance as a former inner-city townhouse and for its association with Canterbury College. It was built, on part of the parcel of land between Gloucester and Worcester Streets known as Raven's Paddock, in c.1893 for Arthur Bennett, manager of the New Zealand Shipping Company, and his wife Jessie. In 1916 or 1917 the house was purchased by Sir John Denniston (1845-1919), a judge of the Supreme Court. After Denniston's death in 1919, the property was sold to Canterbury College, who utilised it as one of a number of buildings that constituted Rolleston House. Rolleston House was the first hostel for male students established by Canterbury College in 1918. It was run by a committee of students approved by the College and served as a model for Auckland University College when it was considering how to address the need to provide suitable lodgings for students in the mid-1920s.

When Canterbury University shifted to Ilam in the mid-1970s, Rolleston House closed. The property was bought by Christ's College in 1975. Christ's College retained the name of the building, because it was relevant to the house's address and William Rolleston, the 4th (and last) Superintendent of the Canterbury Province who held that office until the abolition of the provinces on 31 October 1876 and also a Member of the House of Representatives. He was at times an examiner of the sixth form in Latin and Greek, and a Fellow of Christ's College from 1860-1903. 2 Gloucester Street has continuously served Christ's College as a dayboy house since 1983.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Rolleston House has cultural significance as a university hostel and Christ's College house. As a university hostel from 1920 until 1975, Rolleston House is associated with the academic and social life of Canterbury College, later the University of Canterbury, and valued by its alumni. Similarly the building has cultural value to past and present Christ's College pupils affiliated with Rolleston House. The building also has commemorative value as it is named for William Rolleston, as is the neighbouring avenue, and thus it also has a cultural connection with the statue of Rolleston that stands outside Canterbury Museum. It is also a tangible reminder of a particular way of life associated with the culture of education and boarding establishments.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Rolleston House has architectural significance as a typical late Victorian townhouse, with English Domestic Revival detailing, particularly in its half-timbering and treatment of the gable ends. Although the house has been altered on a number of occasions, principally by Sir Miles Warren as the Christ's College honorary architect, it retains a good level of integrity. The architect/designer of the building has not yet been identified.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Rolleston House has technological and craftsmanship significance for what it may reveal about nineteenth century construction techniques and craftsmanship significance that would typically be expected of a late 19th century house of timber construction.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of

consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Rolleston House has high contextual significance for its siting at the intersection of Rolleston Avenue and Gloucester Street within a sector of the central city that retains a number of Victorian townhouses. The building is specifically associated with 5 Worcester Boulevard, which was also part of Rolleston House and is now owned by the City Council and leased as a YHA hostel known as Rolleston House, the Christchurch Arts Centre, formerly Canterbury College, and Christ's College.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Rolleston House and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including from before 1900. No buildings are shown on the property in Thomas Lambert's 1877 map of Christchurch, which suggests that the townhouse built by Bennett was the first major structure on the site.

ASSESSMENT STATEMENT

Rolleston House has heritage significance to Christchurch, including Banks Peninsula. It has historical and social significance as one of the buildings that comprised Canterbury College's first male hostel and, more recently, as one of Christ College's dayboy houses. Rolleston House has cultural significance for the esteem in which it is held by alumni of the hostel and Christ's College and is also a tangible reminder of a particular way of life associated with the culture of education and boarding establishments. It has architectural and aesthetic significance as an example of the English Domestic Revival style. Rolleston House has technological and craftsmanship significance for what it may reveal about nineteenth century construction techniques and craftsmanship significance that would typically be expected of a late 19th century house of timber construction. The building has high contextual significance in relation to its immediate inner city site and to both the Arts Centre and Christ's College and, more generally, as a central city gentleman's residence. Rolleston House and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including from before 1900.

REFERENCES:

CCC Heritage files – Rolleston House

Don Hamilton & Rodney Wells *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

Historic place # 3729 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/3729>

'About Rolleston House' Christ's College

<http://christcollege.com/about-college/houses/rolleston/about>

REPORT DATED: 21 NOVEMBER 2014

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Condell's and Corfe dayboy houses and staff accommodation
ADDRESS 4, 6 & 8 Gloucester Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Warren & Mahoney Architects
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary Regionalism

PHYSICAL DESCRIPTION

Two and three-storey building with L-shaped footprint and gable and hip roof forms. Exposed rafters, cross-gables with weatherboards ends; design responds to form and detailing of adjacent house (2 Gloucester Street).

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is close to roadway behind concrete block wall; shared carparking at rear accessed via driveway on eastern boundary.

MATERIALS/STRUCTURE

Plastered concrete, weatherboard detailing, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A turn of the 21st century development associated with the educational history of the area and influenced by the design of the area's defining houses, especially that at 2 Gloucester Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. Occupied in 2002 by Condell's and Corfe school houses.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME 'Somes House' school house

ADDRESS 7 Gloucester Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1880s?

STYLE

Italianate

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and hip roof forms. Side (east elevation) entrance porch, bracketed eaves, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a corrugated metal fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Conversion to day house use by Christ's College (1999).

RATING

Defining

REASON FOR RATING

A late 19th century house that represents the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. This house was likely built after the death of Annie Macdonald, the owner of 'Orari', in 1901.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 9 Gloucester Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot; paling fence along road boundary.

MATERIALS/STRUCTURE

Earth, gravel; timber (fencing).

ALTERATIONS

Brick, semi-detached houses (c.1920?) removed from site (c.2011).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 13 Gloucester Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1910s?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with irregular L-shaped footprint and gable roof forms. Exposed rafters, single-storey bay at south-east corner; casement-and-fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a corrugated metal fence.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20th century house that represents the residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century. There was an earlier house on this site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

ADDRESS 14 Gloucester Street
Christchurch

A two-story house with a green roof and white trim. The house has a large front porch with a white railing. A sign on the porch reads "PRIMA PROPERTIES". The house is surrounded by trees and a fence.

HNZPT LIST ENTRY STATUS

N/A

Unknown

1890s?

Villa

Two-storey dwelling with rectangular footprint and gable and hip roof forms. Inline veranda with decorative frieze, ground floor chamfered at north-west corner, sunhoods over principal windows, double-hung sash windows.

Building is set back from roadway behind a low paling fence; lot sealed for carparking.

Weatherboard and shingle cladding, corrugated steel roofing.

First floor balcony enclosed (date unknown).

Defining

A late 19th century house that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development of the western sector of the inner-city from the later 19th century until the present day. The house is very close in style and detailing to that at 18 Gloucester Street; it was the home of RS Rankin in the mid-1910s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the taste and way of life of its early residents, which is demonstrated by the style and size of its historic houses.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly to the late 19th and early 20th centuries and illustrate the development of residential styles through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the number of substantial homes that have survived and for their relationship to a number of landmark educational and cultural sites, including Christ's College, Canterbury Museum and the Arts Centre of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

REPORT COMPLETED

5 August 2021

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