

Appendix 1, Attachment 10 – 20 Mona Vale Avenue Heritage Assessment

Council Submission on PC14

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 384
DWELLING AND SETTING – 20 MONA VALE AVENUE,
CHRISTCHURCH**



PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2018

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.

20 Mona Vale Avenue is of historical and social significance for its history of ownership and association with a phase of residential development in this area of the city. Through the nineteenth century, Christchurch developed to the north, south and east. However due to the siting of Hagley Park to the west of the city and the Deans' farm at lower Riccarton, little intensive development took place on the western side of the city. In 1896 John Deans subdivided a small area between what became Dean's Avenue and the northern railway close to the Riccarton Station, giving many of the new streets Scottish names. This subdivision filled gradually. Mona Vale Avenue, originally Station Street and Railway Terrace was part of this subdivision. In 1907, commercial traveller Sydney Cox and his wife Emily purchased the section at 20 Mona Vale Avenue from contractor David Martin and research to date suggests that the house was built at this time. The neighbourhood had a range of house types and sizes, and appears to have been socially mixed. In 1910 the property transferred to Jessie

Rose Foster, wife of Travis High Foster, accountant. In 1922 it transferred to Alice Mansell, wife of Walter Abbot Mansell. Travis Mansell took ownership in 1938 and is noted as being a retired Civil Servant. In 1941 the property transferred to Eric Batten, Bank Officer and Murad his wife, with Murad taking over ownership in 1951. In the 1980s owners included David John Owers a tunnel Foreman, and Ann Owers his wife. The house was restored in the late 20th century. In 2011 the property has granted consent for use as temporary office accommodation following the Canterbury earthquakes. In 2017/18 the house was moved forward on its site, with the rear of the section being subdivided in 2022 to allow for the construction of townhouses on the rear of the original section.

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.

20 Mona Vale Avenue has cultural significance as it demonstrates the style of living in this part of the city during the Edwardian period.

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.

20 Mona Vale Avenue has architectural and aesthetic significance as an example of an Edwardian return bay villa. The bay villa emerged as a popular house type in the late 1880s, and by the early twentieth century was very popular in suburban development. The style reached its decorative peak in the decade leading into WWI, after which it was succeeded by the bungalow. 20 Mona Vale Avenue has many of the features common to elaborate late period villas, such as faceted bays, sash windows with leadlight top lights, decorative gables, bracketed eaves, and a stick-style verandah fringe. The interior is also decorative, with plaster ceiling roses and hall arch, and carved mantelpieces set with tiled registers. No architect has been identified; many villas were built by contractors assembling details from pattern books. The original chimneys were removed following the Canterbury earthquakes. In 2017 the house was repaired, restored, and moved forward on its site. The chimneys were reinstated with brick slip, and internal features including ceiling roses and fire-surrounds were restored and reinstated.

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.

20 Mona Vale Avenue has craftsmanship significance for its elaborate detailing, both inside and out - showing the skills of the plasterer, carpenter, joiner, and glazier. Interior features include decorative plaster ceiling roses, coloured decorative leadlight windows, tiled fireplaces with iron registers and timber mantelpieces.

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.

20 Mona Vale Avenue and setting are of some contextual value for the setting and location of the dwelling. The dwelling is located at the front of a relatively narrow sub-divided rectangular suburban section on Mona Vale Avenue, close to the Kilmarnock Street corner. The Northern Railway is across the street. The setting of the house consists of the immediate land parcel which is a sub-divided portion of the original property. The neighbourhood consists of a mix of early twentieth century dwellings and intensive modern developments. To the north of 20 Mona Vale Avenue a small Edwardian house remains fronting Kilmarnock Street; otherwise the house sits largely within a context of modern townhouses. At 40 Mona Vale Avenue is the Mona Vale Lodge, an ornate villa from the same period, part of the Mona Vale property.

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.

20 Mona Vale 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.

ASSESSMENT STATEMENT

The villa and setting at 20 Mona Vale Avenue are of overall significance to the Christchurch District including Banks Peninsula. 20 Mona Vale Avenue is of historical and social significance for its history of ownership and association with a phase of residential development in this area of the city. The villa is a representative example of an early twentieth century villa and illustrates the residential intensification of Lower Riccarton. 20 Mona Vale Avenue has cultural significance as it demonstrates the style of living in this part of the city during the Edwardian period. 20 Mona Vale Avenue has architectural and aesthetic significance as an example of an Edwardian return bay villa. 20 Mona Vale Avenue has craftsmanship significance for its elaborate detailing, both inside and out - showing the skills of the plasterer, carpenter, joiner, and glazier. 20 Mona Vale Avenue and setting are of some contextual value for the setting and location of the dwelling. 20 Mona Vale 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.

REFERENCES:

Christchurch City Council Heritage File Dwelling: 20 Mona Vale Avenue

REPORT DATED: 3 MARCH 2015

UPDATE MARCH 2023

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.