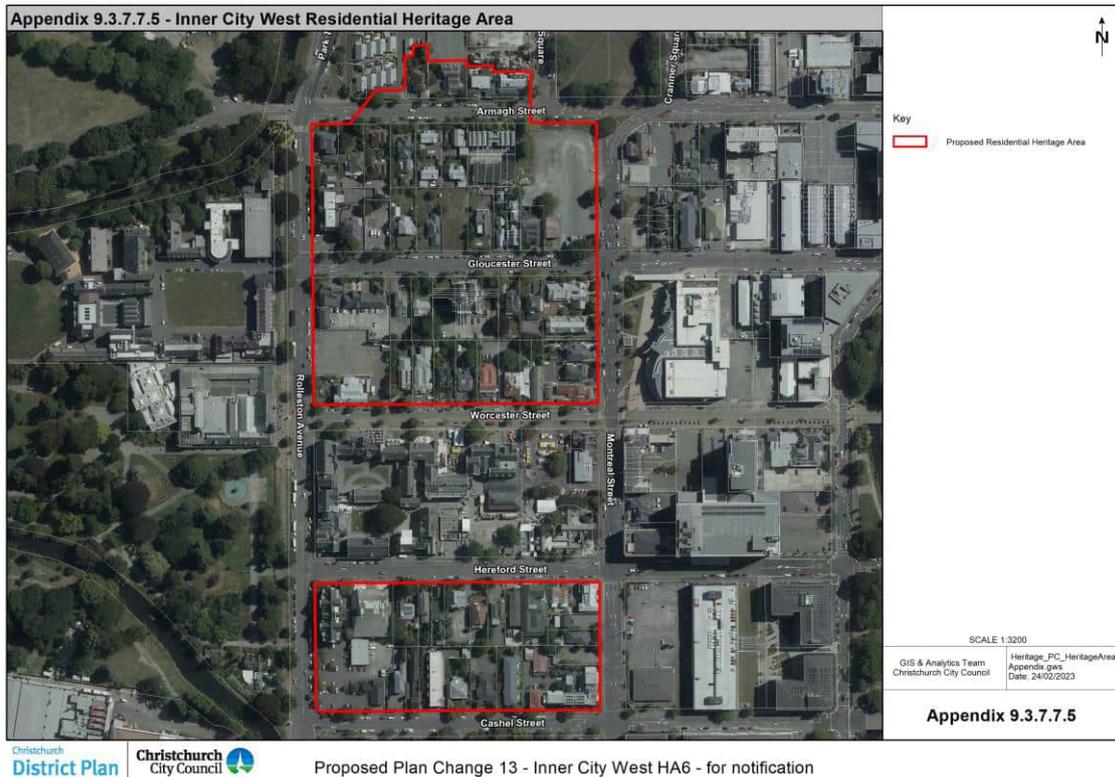


CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL
HERITAGE AREA RECORD FORM

Location



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

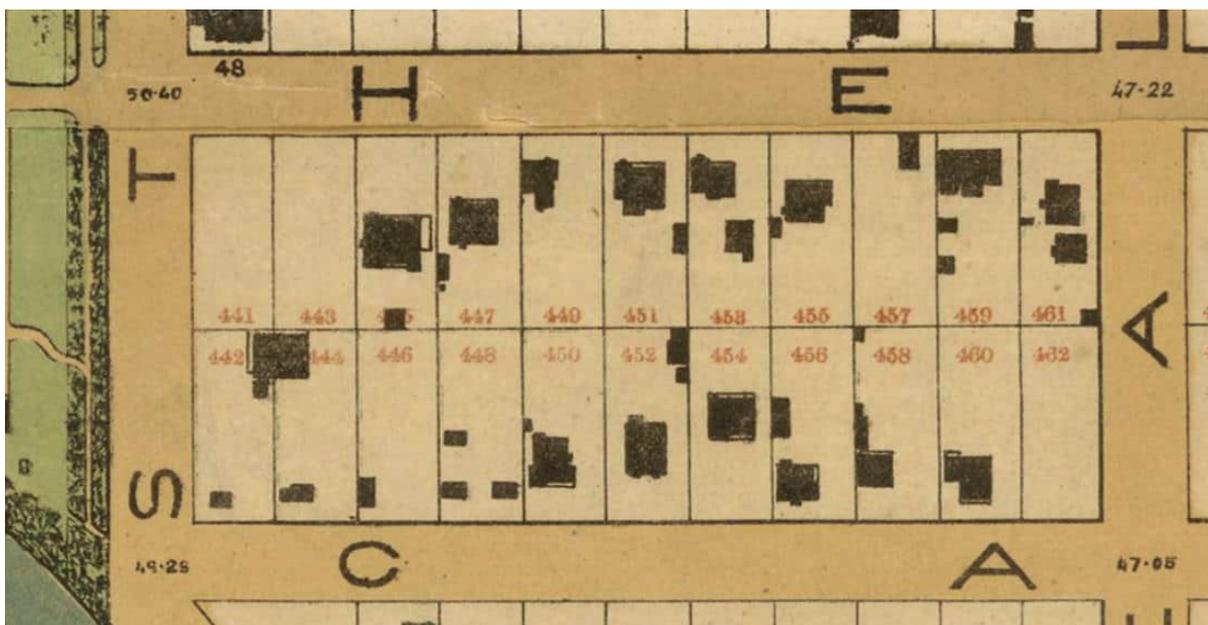
The HA is variously zoned Residential Central City, Special Purpose (School) and Residential Guest Accommodation in the Christchurch District Plan.

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 List Entry</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 List entry # 3117	Defining [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 List entry # 3703	Defining [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 List entry # 9997	Defining [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 'Ballintore' house,	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/PIERS	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)	

		
<p>TREES</p>	<p>Mix of predominantly exotic, trees (Rating: Contributory)</p>	  
<p>VEGETATION</p>	<p>Mix of vegetation, although carparking has reduced the area of front yard vegetation (Rating: Contributory)</p>	

		
<p>VIEWS</p>	<p>Cathedral Square, Canterbury Museum, Botanic Gardens (Rating: Contributory)</p>	  

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 Rangī 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.

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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.

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CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses
ADDRESS 20 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 on north elevation. Matching pair with townhouses at 22 Armagh Street.

CONTEXT/SETTING/LANDSCAPE FEATURES

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.

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 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 batted 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

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

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ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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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	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 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

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 refocused 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.

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

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

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

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.

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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 HNZPT LIST ENTRY STATUS

N/A 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

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

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

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Gloucester Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gable roof forms. Inline veranda with paired posts and decorative frieze, sunhoods over first floor windows, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence with decorative posts at driveway entrance. House occupies almost the full width of the lot.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

First floor balcony enclosed (date unknown). Repair/replacement of shingle apron on principal, north-facing elevation (2021).

RATING

Defining

REASON FOR RATING

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 was the home of Christchurch Technical College director DE Hansen in the late 1910 and early 1920s and the home and surgery of Dr Keith Davidson in the late 1920s. The house is very close in style and detailing to that at 14 Gloucester Street.

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 19 Gloucester Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1990s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-and-a-half-storey building with irregular rectangular footprint and hip roof forms. Shed dormers, integrated garage, close to eastern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence.

MATERIALS/STRUCTURE

Brick, rusticated weatherboard detailing, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A late 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

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 21 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; security fencing along road boundary.	
MATERIALS/STRUCTURE	
Earth, gravel.	
ALTERATIONS	
House (c.1890?) removed from site (c.2016).	
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 25 & 1/25 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 rectangular footprint and gable roof forms. Exposed rafters; diamond-pattern leadlight windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a brick masonry fence.

MATERIALS/STRUCTURE

Weatherboard, board-and-batten and shingle cladding, brick detailing on ground floor of south elevation, corrugated steel roofing.

ALTERATIONS

Divided into two flats (date unknown).

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

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME 'The Gloucester' apartment building

ADDRESS 28 Gloucester Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Wilkie + Bruce Architects

DATE OF CONSTRUCTION 1990s

STYLE

Contemporary

PHYSICAL DESCRIPTION

High-rise building with rectangular footprint and gable roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a masonry fence; flanked by carparking and a communal recreation space.

MATERIALS/STRUCTURE

Reinforced concrete, terracotta tile cladding, steel roofing.

ALTERATIONS

Remodelled (2017, Herriot Melhuish O'Neill Architects).

RATING

Intrusive

REASON FOR RATING

High-rise building out of scale with neighbouring residential environment.

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

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 designed by notable Christchurch Peter Beaven for his own use. He also designed the adjacent townhouses at 31 Gloucester Street.

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

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 was the residence of Evan M MacDonald between 1901 and 1904; Macdonald was the son of William and Annie Macdonald of 'Orari', the South Canterbury run and the house at the corner of Gloucester and Montreal Streets. From c.1906 until 1960 it was the home of John and Agatha Upham and their son Sir Charles Upham VC (1908-94). John Upham was a lawyer with chambers in Worcester Street.

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 31 [units 1-9 inclusive] Gloucester Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Peter Beaven
DATE OF CONSTRUCTION	1996

STYLE

Contemporary

PHYSICAL DESCRIPTION

Three two-and-a-half-storey buildings with rectangular footprints and gable and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned to the east and at the rear of 29 Gloucester Street behind an Oamaru stone wall.

MATERIALS/STRUCTURE

Vertical weatherboard cladding, long-run steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A group of three late 20th century townhouses designed by one of the city's leading architects in reference to his own home at 29 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. This house was designed by notable Christchurch Peter Beaven for his own use. He also designed the adjacent townhouses at 31 Gloucester Street.

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 'Gloucester House'
ADDRESS 33 Gloucester Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1880s?

STYLE

Italianate

PHYSICAL DESCRIPTION

Two-storey building with irregular rectangular footprint and hip roof forms. Bracketed eaves, flared veranda carried on slender paired posts with arched motifs, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Divided into flats (mid-1940s?).

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 appears to have been a boarding house (known as 'Gloucester House') from late 1885. It was owned by AJ and Eliza White and leased to a succession of boarding house keepers. In 1943 the property was purchased by the Clifford family and became part of their large rental property portfolio.

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 Former house
ADDRESS 34 Gloucester Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS N/A
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION c.1902?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip roof forms. Cross-gabled bay with half-timbering, shingled aprons beneath first floor enclosed balcony, sunhoods and gabled entrance porch at side (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a paling fence and cluster of portable cabins.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated steel roofing.

ALTERATIONS

First floor balcony enclosed (1920/30s?). Converted into professional rooms; portable cabins installed in front yard (c.2012).

RATING

Contributory

REASON FOR RATING

A turn of the 20th century house compromised by the portable cabins installed in front of the house.

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

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 217
*DWELLING AND SETTING, ORARI – 42 GLOUCESTER
STREET, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 11/12/2014

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 known as 'Orari' at 42 Gloucester Street has historical significance for its association with the MacDonald family of Orari Station, near Geraldine. Annie MacDonald (1839-1901), widow of William MacDonald, moved to Christchurch after her husband's death in 1879 and built a townhouse on this property in 1894. She lived at Orari until her death in 1901, when both it and an adjoining cottage were separately put up for auction. Annie MacDonald was a member of St Michael and All Angel's Anglican Church and the east window in St Michael's Pilgrim's Chapel was installed in her memory in June 1903.

In the 1910s it was the home of Margaret Hall, daughter of the ex-farmer and Riccarton Road Board chairman Henry Joseph Hall, who had died in 1897. Upon her death in 1920 the house was again put up for auction, it being sold to the school teacher Hans Kennedy who

owned the neighbouring property at 311 Montreal Street. It was subsequently operated as a boarding house. It continued in the Kennedy's ownership until 1961. As was the fate with many large timber homes in the inner city, particularly those close to the then University of Canterbury site, Orari was converted into flats in the mid-20th century. Although under threat of demolition in 1995, it was instead restored by the current owner and became a bed and breakfast in the late 1990s.

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.

Orari has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area as a longstanding source of accommodation, first for non-residents seeking education amongst the various centres of learning in the area, most notably the former Canterbury College, and more recently for tourists. In addition, its first occupant, Annie MacDonald, was a generous supporter of the work of the St Michael's and All Angels parish.

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.

Orari has architectural significance for its late Victorian English Domestic Revival styling and as an example of the domestic architecture of R W England. Son of a colonial builder and timber merchant, Robert England established his practice in 1886 after studying architecture in England. In 1906 his brother Edward joined him in partnership. Robert England was a leading proponent of the English Domestic revival style in Christchurch at the turn of the 20th century and his firm was also responsible for the design of McLean's Mansion (1899), Riccarton House (1900) and 'Fitzroy' (1906).

Orari is a large single-storey weatherboard dwelling, which has been converted to two storeys with the insertion of modern dormer windows built into the steeply pitched gabled roof. The gables, with their wide bargeboards and half-timbering, the verandah posts and bay windows, and the brick chimneys are the principal external features of the dwelling. Although additions to Orari have occurred over the years, the building's exterior still remains largely intact. During the alterations and additions undertaken in the late 1990s, many earlier modifications made when the building was converted into flats were removed. The original central corridor was reinstated and the conservatory on the west side was restored at this time. After the 2010-2011 earthquakes a loose chimney was taken down and replaced.

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.

Orari has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, decorative detail, fixtures and fittings. The dwelling is constructed from kauri and rimu. The quality of the construction of the house is evident in the four metre high studs, large skirting boards, architraves and cornices.

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.

Orari has contextual significance due to its location in the western sector of the inner-city and relationship to other scheduled dwellings in the vicinity. Standing on a corner site, across Montreal Street from the Christchurch Art gallery, Orari contributes to a heritage precinct of late Victorian and Edwardian wooden dwellings within the block bounded by Montreal, Gloucester and Worcester Streets and Rolleston Avenue. The setting is a large rectangular parcel of land sited on the corner of Montreal and Gloucester Streets. The setting contributes to Orari's street presence and includes various mature trees bounded by a low stone wall and hedge on the Montreal and Gloucester Street frontages. Historic photographs show that historically the property was fenced with a solid c.1.5m iron or timber fence with an entrance gate centred on the Gloucester 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.

Orari and its setting has archaeological significance because it 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 before 1900.

ASSESSMENT STATEMENT

Orari has overall significance to Christchurch including Banks Peninsula as a late Victorian inner city dwelling. The dwelling has social and historical significance for its association with Annie MacDonald and as the townhouse built for the widow of a pioneering Canterbury runholder and for its association with later owners. It also has historical and social significance for its accommodation use over a long period of time as flats then later as tourist accommodation. Orari has cultural significance as it illustrates changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area as a longstanding source of accommodation, first for non-residents seeking education amongst the various centres of learning in the area, most notably the former Canterbury College, and more recently for tourists. Orari has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, decorative detail, fixtures and fittings. It has architectural and aesthetic significance as a late Victorian villa and for its design by noted architect Robert W England a leading proponent of the English Domestic revival style in Christchurch at the turn of the 20th century. Orari has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, decorative detail, fixtures and fittings. The dwelling has contextual significance as a notable contributor to a precinct of other Victorian and Edwardian timber dwellings in this part of the inner city, which is the heart of the city's Gothic Revival core. It has archaeological significance, for its potential for archaeological evidence including that which pre dates 1900.

REFERENCES:

CCC Heritage File *Orari – 42 Gloucester Street*

CCC Heritage File *Dwelling and Setting – 311 Montreal Street*

L Acland *The Early Canterbury Runs: Containing the First, Second and Third (new) Series* (Christchurch, 1946)

Orari Bed and Breakfast
<http://orari.co.nz>

Historic place # 3712 – Heritage NZ List <http://www.heritage.org.nz/the-list/details/3712>

REPORT DATED: 18 JANUARY 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.

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME YMCA sports centre

ADDRESS 12 Hereford Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Griffiths Moffat & Partners

DATE OF CONSTRUCTION

1967

STYLE

Brutalism

PHYSICAL DESCRIPTION

Three-storey building with rectangular footprint and hip roof forms; one-and-a-half storey wing at rear (south-west corner).

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands close to the footpath and is situated to the east of a medium-rise apartment building.

MATERIALS/STRUCTURE

Pre-cast concrete, tile roofing.

ALTERATIONS

Street front café additions (1980s). Portable cabin addition to street frontage (2019).

RATING

Neutral

REASON FOR RATING

A later 20th century recreational building erected on the former site of Christchurch College, which has some association with the educational history 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.

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

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 of Elizabeth and Dr Charles Chilton between c.1904 and 1940. Charles Chilton (1860-1929) was a zoologist, teacher, ophthalmic surgeon and the first Rector of Canterbury College between 1921 and 1928.

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

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Hereford Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with elongated rectangular footprint, hip and gable roof forms. Bracketed eaves, half-timbering in gable end, enclosed sun porch on first floor at north-east corner. Sunhood and faceted bay window on street frontage; double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a low paling fence; house occupies almost the full width of the lot.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

First floor sun porch enclosed? (date unknown).

RATING

Defining

REASON FOR RATING

A turn of the 20th 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.

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

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 of Elizabeth and Dr Charles Chilton between c.1904 and 1940. Charles Chilton (1860-1929) was a zoologist, teacher, ophthalmic surgeon and the first Rector of Canterbury College between 1921 and 1928.

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 24 Hereford Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1870 + 1910?

STYLE

Modified Victorian villa

PHYSICAL DESCRIPTION

Two-storey dwelling with T-shaped footprint, saltbox roof with flat-roofed extension at the front of the house. Decorative bargeboard on east elevation, façade features central entrance porch with balcony above, faceted and boxed bay windows with shingled hoods. Casement-and-fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway and partially screened by vegetation; lot is largely paved for carparking.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Façade remodelled (1910s?).

RATING

Defining

REASON FOR RATING

A mid-19th century house with early 20th century modifications, one of the oldest in the area to have survived, 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. By 1914 the house was the residence of Charles and Annie Overton; it was sold after Annie Overton's death in 1937 and by 1940 was providing furnished rooms for rent. Charles Overton (1839-1927) was a retired farmer, whose first wife Sophia had died in 1886; he married Annie Lawry ten years later. By the later 1960s the rear of the lot was being used for carparking.

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

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 was said to be almost new when it was offered for sale by Joanna Strain, the widow of Samuel Strain, in 1916. Under the later ownership of OG Clifford the house was converted into flats, most likely during WWII.

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 28 Hereford Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1915?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof with cross-gable. Modified façade has enclosed balcony and canopy across ground floor. Bracketed eaves, new fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway and open to the street; lot is largely sealed to provide carparking.

MATERIALS/STRUCTURE

Weatherboard cladding, tile roofing.

ALTERATIONS

Façade remodelled, including pedimented entrance detail; fenestration replaced (pre-2007).

RATING

Contributory

REASON FOR RATING

A modified early 20th century house that replaced a pre-1877 dwelling 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. The house provided furnished rooms for let by the later 1920s.

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 Residential building

ADDRESS 32 Hereford Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with elongated rectangular footprint and gable roof forms. Gabled entrance porch on principal, north-facing elevation; porte cochere over driveway running along western boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to the street behind a low brick boundary wall; lot is largely sealed to provide carparking.

MATERIALS/STRUCTURE

Brick cladding, tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20th century dwelling, possibly the third on the site since the 1870s.

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 'The Lodge' private hotel / YHA hostel
ADDRESS 36 Hereford Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1900 + 1910s?

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

A large, two-storey building with irregular rectangular footprint and hip and gable roof forms. Modified façade has projecting bay with balcony above. Bracketed eaves and exposed rafters; double-hung sash and casement-and-fanlight type fenestration. Shingled gable end on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built up to the road boundary and occupies almost the entire lot.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Major additions to the front and rear of the building (1910s + ?). Façade remodelled, including new fenestration and projecting bay (date unknown). Chimneys removed (c.2011).

RATING

Contributory

REASON FOR RATING

A composite dwelling built in at least two stages with a modified facade.

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 building appears to comprise of a pre-1900 two-storey villa with additions to the front (north) and rear (south). From June 1906 the building was 'The Lodge', a private hotel. In the later 20th century it was a hospital board staff hostel and then a private hotel once more before becoming a YHA hostel in c.2015.

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

CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 38 Hereford Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1900?

STYLE

Corner Bay Villa

PHYSICAL DESCRIPTION

Single-storey building with squat H-shaped footprint and gable roof forms. Half-timbered gable ends, bracketed eaves, double-hung sash windows, boxed bay windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to the road boundary behind a concrete block wall. Driveway along eastern boundary.

MATERIALS/STRUCTURE

Weatherboard cladding, terracotta tile roofing.

ALTERATIONS

Divided into two flats (pre 1926?); north-facing veranda enclosed (date unknown).

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that replaced a pre-1877 dwelling on the site. Enclosed veranda and boundary wall diminish authenticity but the age, style and construction of the house remain in evidence.

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 Vacant lot
ADDRESS 273 Montreal 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 used for carparking; paling and corrugated metal fence along part of road boundary.

MATERIALS/STRUCTURE

Gravel, timber & corrugated metal (fencing).

ALTERATIONS

Italianate dwelling (c.1880?) removed from site (late 2010s).

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 275 Montreal 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

Single-storey dwelling with squat L-shaped footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a concrete block masonry wall. Single-car garage on road frontage (north-east corner).

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

House dates to the later 20th century and represents the continuity of single-family home residential development in 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.

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 277 Montreal 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 dwelling with rectangular footprint, gabled roof and entrance porch at north end; lean-to at rear (west elevation). Diamond-pattern leadlight windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway, close to the western boundary; carparking over most of the site. Remnant shrubbery and low-level fence on road boundary at south-east corner of property.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Street tree and garage removed; carpark created (c.2012). Converted to professional rooms (date unknown).

RATING

Contributory

REASON FOR RATING

House dates to the early 20th century but setback and carparking diminish its contribution to the heritage values 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.

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 387
*DWELLINGS AND SETTING, WEST AVON FLATS – 279
MONTREAL STREET, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 5/12/2014

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 West Avon Flats and its setting have historical and social significance for their association with a type of residential development that occurred in the central city between the world wars. At the time they were being built the *Press* reported that the city had never seen such intense activity in the erection of buildings of this type. In 1929 *The Press* reported that the architect Melville Lawry was preparing plans for a six-storey block of flats at the corner of Montreal and Hereford Streets for a syndicate of Christchurch businessmen. Two years later Lawry took ownership of the site and in 1936 it was transferred to West End Mansions Ltd. By now the plans for the development had been scaled down and in 1936 the foundations of a two-storeyed building were laid. The building was to contain 8 flats, with provisions made in the design for the addition of a further two storeys if required.

The four residents listed in the Wisers's Street Directory of 1938 were all male, and included a leather merchant, manager and company director. By contrast directories published in 1950, 1960 and 1970 show a decisive shift to female tenants, with only one male listed in 1960 and 1970. Further research would be needed to determine if this shift represents a notable social pattern. Currently the West Avon Flats are vacant as they were damaged in the 2010 and 2011 Canterbury earthquakes and have yet to be 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 West Avon Flats have cultural and spiritual value as an example of a particular change in living styles and way of life through the interwar development of apartments for inner city living.

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 West Avon Flats have architectural and aesthetic significance as a 1930s Art Deco complex of apartments designed by local architect Wilford Melville Lawry (1894-1980). The two-storey building with additional penthouse on the roof, has a symmetrical entrance façade, bold geometric detailing and steel framed casement windows. Typically for an Art Deco building the form of the building is rigidly geometric with the raised parapet giving the appearance of a flat roof. The modernity of the building continues on the interior with built in furniture including wardrobes, dressing tables, bookshelves, china cabinets, cupboards and drawers. Internal light fittings, cupboard and door handles, tiled fire surrounds and geometrically patterned glazed doors all adhere to the Art Deco style.

During the 1930s Art Deco was the fashionable style of the day, especially for new building types including cinemas, swimming pools and apartment blocks. Lawry also designed the Regent Theatre in Hokitika (1935) and the Century Cinema in St Albans (1940) in a Moderne style. In 1999 alterations were made to two of the apartments on the first floor to combine them into a single apartment. At the same time a sunroom addition was built on the roof with access via a new internal staircase. The addition was designed by Brocherie and Cumberpatch to match the existing 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.

West Avon Flats has craftsmanship and technological significance for what they can reveal of late 1930s construction methodologies, materials, fixtures and fittings and for its reinforced concrete construction which was considered desirable for fire, sound and earthquake-proofing of a structure of this nature. The building was built with cavity walls in order to make each flat sound proof. Craftsmanship significance arises from the interior detailing of the

building, including the installation of built-in furniture and fittings which conformed to the Art Deco style 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 West Avon Flats and setting have contextual significance in relation to the predominantly residential character of the block bounded by Hereford, Montreal and Cashel Streets and Rolleston Avenue. They sit on the north east corner of this block. The flats are comparable to College Court at 19 Cashel Street and a defining element at the intersection of Hereford and Montreal Streets, along with the former Student Union building (Dux de Lux restaurant) and, until their 2013 demolition, St. Elmo Courts (1930).

The setting of West Avon Flats consists of a rectangular area of land on the corner of Montreal and Hereford Streets. There is an asphalted carparking area to the west of the building with a garage in the south-west corner of the section. The West Avon Flats are built up to the street boundary on both Montreal and Hereford Streets with an inset on Montreal Street identifying the main entrance. The corner site, distinctive Art Deco styling and exterior colour scheme, and the lack of any building setback give this building landmark significance within the inner-city streetscape.

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 West Avon Flats 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. There were buildings standing on and near this site in 1862.

ASSESSMENT STATEMENT

The West Avon Flats and their setting have overall significance to Christchurch, including Banks Peninsula as an inter-war apartment block. The flats have historical and social significance or their association with a type of residential development that occurred in the central city between the world wars. The West Avon Flats have cultural and spiritual value as an example of a particular change in living styles and way of life through the interwar development of apartments for inner city living. They have architectural significance for their Art Deco/Moderne style and as a surviving example of architect W M Lawry's work and as an example of Art Deco building with its rigidly geometric form and parapet giving the appearance of a flat roof. West Avon Flats has craftsmanship and technological significance for what they can reveal of late 1930s construction methodologies, materials, fixtures and fittings and for its reinforced concrete construction which was considered desirable for fire, sound and earthquake-proofing of a structure of this nature. West Avon Flats have contextual

significance for their landmark quality on a corner site of a busy arterial route and distinctive contribution to the inner-city streetscape. The West Avon Flats and setting are of archaeological significance because they have the potential to provide archaeological evidence including that which occurred prior to 1900.

REFERENCES:

CCC Heritage files – West Avon Flats

The Press 5 December 1929; 20 February 1936; 2 April 1936; 4 May 1990.

Historic place # 1944 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/1944>

REPORT DATED: 19 JANUARY 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.

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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 309 Montreal Street
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1900s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hip roof. Cross-gable and faceted bay on principal, east-facing elevation. Bracketed eaves, bay windows, first floor balcony with timber balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

House is set back from the road behind a low weatherboard fence with hedging above; lychgate style pedestrian entry. Carparking at rear of house is accessed via Worcester Street.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

Chimney built (c. 2012); boundary fence and replica lychgate erected (early 2010s).

RATING

Defining

REASON FOR RATING

An early 20th century house that is a prominent feature in the streetscape and 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. The house appears to have been offering boarding accommodation by the mid-1910s, if not earlier.

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 389
*DWELLING AND SETTING – 311 MONTREAL 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.

311 Montreal Street has historical and social significance for its long term association with Hans Kennedy and his family and its later social relevance as a centre for social, political and environmental activism.

The house was built in 1909 for Hans, his first wife Elenor and their daughter Irene. Hans Kennedy was a teacher who taught at Addington School for 40 years. He was a keen outdoorsman, noted as one of the first Europeans to camp in the Taylors Mistake area (Ogilvie, 1978). He was also an honorary life member of the St Paul's Presbyterian Church board of managers. In 1930 at the age of sixty Kennedy married again, to Elizabeth

Roxborough. The couple had three children. Hans lived at the house until his death in 1957 at the age of 87 years. Elizabeth remained in the house until the late 1970s, living in part of the building and renting other parts to either one or two tenants. In 1980 the family sold the property.

From the early 1980s, 311 Montreal Street has been home to sisters Diana and Lesley Shand. Both Diana and Lesley are politically active with regard to public, community and environmental issues. Diana was a human rights commissioner, a regional councillor and has occupied senior roles with international environmental NGO the International Union for the Conservation of Nature (IUCN). Lesley (MNZM) has served on the North Canterbury Conservation Board and is active in the Forest and Bird Society.

The house has also served as a venue for political and environmental gatherings including meetings associated with the 1981 Springbok Tour protests, the Tenants Protection Association and ICON (the inner city west residents group) amongst other causes. The then Prime Minister Geoffrey Palmer attended Labour-Green meetings upstairs and Lianne Dalzell, former Labour MP and current Christchurch Mayor (since 2014), and prominent Landscape Architect Di Lucas, flatted there.

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 311 Montreal Street has cultural significance due to its association with political, social and environmental activism since the early 1980s. As the home of Diana and Lesley Shand the house has been the venue for several political campaigns. As the home of the Kennedy family 311 Montreal Street is representative of a middle class lifestyle in the inner-city during the early twentieth century. This area of Christchurch was once home to many wealthy families who built similarly large dwellings around the fringes of the Botanic Gardens and Canterbury College.

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.

311 Montreal Street has architectural and aesthetic significance as a large and ornate Edwardian Queen Anne-style villa.

The dwelling was designed in 1909 by William Stevenson Anderson. Anderson was an associate member of the New Zealand Institute of Architects. He built other homes in Christchurch including examples in Fendalton and Harewood. His designs are characterised by his attention to timber detailing.

The eclectic nature of the Queen Anne style is illustrated in this house with its picturesque massing of forms and variety of details. The dwelling has multiple gables with both shingles and half-timbered detailing in the gable ends. The open balconies on the first floor have shingled aprons with an art nouveau motif in the railings. Bay windows extend through the two floors with board and batten detailing between the sets of triple sash windows. The exterior of the house retains its original appearance. Some alteration however has been

made to the interior to accommodate independent tenants. Following the death of her husband, Elizabeth Kennedy had the house divided into flats with two flats having been created downstairs and one flat upstairs.

In the 2010/2011 Christchurch Earthquakes, 311 Montreal Street sustained damage to both the interior and exterior. The lath and plaster walls and ceilings throughout the entire ground floor and first floor levels suffered damage. Both chimneys were 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 311 Montreal Street has technological and craftsmanship significance due to its early twentieth century timber construction and variety of 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.

The dwelling at 311 Montreal Street and its setting have contextual significance because of its location and relationship with the surrounding built environment. The house is one of a number of Victorian and Edwardian homes in the vicinity of Worcester Boulevard, including 42 Gloucester Street (Orari), and the single storey dwelling on the corner of Armagh and Gloucester Streets. These buildings provide a residential backdrop to several of the city's important public buildings including the Arts Centre, the Canterbury Museum, as well as educational complexes such as Christ's College. The setting consists of the footprint of the listed building within a rectangular section fronting Montreal Street. The house has an established garden setting with the street boundary defined by a medium height hedge. The house has landmark significance within the inner-city due to its intricate design, scale and visibility from the street. Its location opposite the Art Gallery contributes to its prominence within central Christchurch. The house retains its original residential character in terms of its garden setting and the size of its section.

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 311 Montreal Street and setting are of archaeological significance because of 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. The T S Lambert Map of 1877 records a smaller building on the site.

ASSESSMENT STATEMENT

The dwelling at 311 Montreal Street and its setting have overall heritage significance to Christchurch, including Banks Peninsula. The house has historical significance as it remained in the Kennedy family, for whom it was built, for 70 years. The house has cultural significance because its connection to Diana and Lesley Shand – both of whom have been involved with political, social and environmental activism at local and national levels. 311 Montreal Street has architectural and aesthetic significance because of its distinctive Queen Anne architectural character as designed by W Stevenson Anderson in 1909. The dwelling has technological and craftsmanship significance due to its early 19th century timber construction and variety of timber detailing. The dwelling at 311 Montreal Street and its setting have contextual significance because it is part of a group of four late 19th/early 20th century timber buildings which define the heritage character of this inner-city block. The house retains the original character of the area with its mature garden setting contributing to the character of this part of Christchurch. The dwelling and setting are of archaeological significance because of 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.

REFERENCES:

Christchurch City Council Heritage files *311 Montreal Street*
Progress (1913, September) p 667.
Progress (1909, September) p 388.
The Press (1957, 1 July) Obituary Mr H Kennedy p,6.
L Shand and M Saunders (2006) 311 Montreal Street. Applicant for Hagley/Ferrymead Community Board Heritage Award.
Ogilvie, G. (1978) *The Port Hills of Christchurch*. Reed, Christchurch

REPORT DATED: 5 FEBRUARY, 2015, 22 MARCH 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.

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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

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 390
*FORMER DWELLING AND SETTING – 32 ARMAGH STREET;
325 MONTREAL STREET, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 11/12/2014

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 at 325 Montreal Street has historical and social significance as an early colonial cottage and for its association with noted pianist Ernest Empson and Christchurch Girls' High School. The cottage was constructed in c.1875 for Albert Roberts, a grain and seed merchant. The first occupant was William Townend (1845-1934), a well-known Christchurch chemist and accoucheur (male midwife). Townend arrived in Christchurch in July 1875 and was controversially jailed for manslaughter in 1876 after a baby he delivered died as a result of his treatment. After his release he married Rosa Perkins in February 1877. The Townends purchased 'Fifield' in Opawa in 1890.

In 1908 325 Montreal Street was purchased by Ernest Charles Empson (1880-1970), an Ashburton-born pianist and piano teacher who later gained an international reputation and made a significant contribution to the city's music scene. Empson had been raised by Charles and Sophia Thompson, the parents of the painter Sydney Lough-Thompson, and he married their daughter Florence in 1905. After study and performing in Germany, Empson

and his family returned to Christchurch in 1908 but did not reside in the Montreal Street cottage for long as Florence's declining health dictated a move to the Port Hills.

In 1916 the property was purchased by Canterbury College and became part of Christchurch's Girls' High School. The cottage was used to accommodate the school caretaker until the 1970s. Today the cottage, along with the neighbouring site of Christchurch Girls' High School, is owned by Christ's College.

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 is of cultural significance for its demonstration of the way of life of Christchurch residents from c1877. It is also associated with the way of life of private music teachers, offering lessons in their own home, which continues to this day.

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 has architectural and aesthetic significance as a vernacular colonial building. Constructed in c.1875 the single-storey cottage has gabled roof forms and sash windows. The central entrance, which abuts the gable facing Montreal Street, has an arched fanlight. The exterior detailing is minimal: moulded brackets beneath the bargeboards on the cross gables are the only decorative detailing. A bullnose veranda originally ran along the front of the cottage to the bay, but this has since been removed. In its place is a ramp for wheelchair access to the building.

The former dwelling features generously proportioned rooms a coved ceiling in the hallway and a fanlight over the entry. The original cottage has been extended with additions to the Gloucester Street elevation, including lean-tos. These were likely added within a few years of the building's construction, as the detailing is consistent with the original building. The front chimneys have been removed. TS Lambert's 1877 map of the inner city records the footprint of the dwelling as closely resembling what it is today.

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 significance as an example of construction methods and materials dating to c.1875. The earliest part of the building has volcanic stone foundations, the interior walls are lath and plaster and details such as the coved hall ceiling provide evidence of a notable level of craftsmanship in the construction of this 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 cottage has contextual significance due to its location within the inner-city. The cottage sits within the city's traditional cultural precinct with neighbouring listed buildings including the early 1870s dwelling at 40 Cranmer Square and the surviving c.1899 section of the Cranmer Club. The former dwelling makes an interesting comparison with Orari, the 1894 architecturally-designed townhouse built on the southern corner of Montreal and Gloucester Streets. Together the two dwellings help to define the intersection and capture two different stages in the evolution of the city's housing stock.

The setting consists of the listed building on a rectangular corner site. There are a number of mature trees on the property with a front lawn set behind a modern picket fence. The rear of the section is asphalted for carparking. The cottage and setting have landmark significance within the city because of the early colonial character of the building, the fact that it retains a garden setting and its visibility from both Montreal and Gloucester 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 cottage and setting at 325 Montreal 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.

ASSESSMENT STATEMENT

The former dwelling and its setting have overall significance to the Christchurch District, including Banks Peninsula. The building has historical significance as a c.1875 colonial cottage, the former home of Ernest Empson, and for its association with Christchurch Girl's High School. The former dwelling has architectural significance due to the authenticity of its exterior and retention of some of its original interior detailing. As a small colonial cottage this building has landmark significance within the inner-city's historic western precinct. It has further contextual significance as it stands as a reminder of the style, scale and materials that once dominated the city's colonial built environment. The dwelling and its setting has archaeological significance in view of its 19th century construction.

REFERENCES:

CCC Heritage Files 32 Armagh Street

Dave Pearson Architects Ltd *The Caretaker's Cottage - Cranmer Centre Christchurch - A Conservation Plan* (Christchurch, 2003)

E Bohan 'Ernest Charles Empson, 1800 – 1970' *DNZB* entry – *Te Ara The Encyclopedia of New Zealand*

<http://www.teara.govt.nz/en/biographies/5e7/empson-ernest-charles>

'Cinnamon Cures and Cosmetic Concoctions' *Lost Christchurch – Remembering Our Lost Heritage* <http://lostchristchurch.org.nz/townends-chemist-1897>

TS Lambert 'Christchurch; Canterbury, 1877' [map]

<http://christchurchcitylibraries.com/Heritage/Maps/ATL-Acc-3158.asp>

REPORT DATED: 3 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.

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CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former CGHS tuck shop and swimming pool changing rooms
ADDRESS 325 Montreal Street [35 Gloucester Street]
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1970

STYLE

Modern

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and monopitch roof. External staircase leads to first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building stands near the scheduled cottage at 325 Montreal Street and in the south-west corner of the carpark that was formerly occupied by the CGHS campus. Set back from the roadway behind a corrugated metal fence.

MATERIALS/STRUCTURE

Concrete block, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

The only school building to survive from the campus of Christchurch Girls' High School.

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 stood close to the west end of the CGHS swimming pool

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 former Wigram house service wing
ADDRESS 2,4,8 Park Terrace (Garaging for these units), frontage to Armagh Street
Christchurch



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Cecil Wood
DATE OF CONSTRUCTION	1923

STYLE
Georgian Revival

PHYSICAL DESCRIPTION
Single-story building with rectangular footprint and hipped roof.

CONTEXT/SETTING/LANDSCAPE FEATURES
Built immediately adjacent to the footpath.

MATERIALS/STRUCTURE
Brick and weatherboard cladding; slate roof.

ALTERATIONS
Wigram house demolished 1984; site subsequently redeveloped for townhouses.

RATING
Defining

REASON FOR RATING
Surviving structure from 19th / early 20th century residential development on the site; property at corner of Park Terrace and Armagh Street was Mrs Crosby's school (1878-1889) and then the home of Sir Henry and Lady Agnes Wigram between 1897 and 1956. Warren & Mahoney townhouse development of 1984 took its design cues from the building. Rare survivor of Wood designed buildings on Park Terrace.

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

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 Ravenscar House
ADDRESS 52 Rolleston Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Patterson & Associates Architects
DATE OF CONSTRUCTION	2020-21

STYLE

Contemporary

PHYSICAL DESCRIPTION

Medium high-rise building with geometric plan and roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is built close to road boundary with entry from Rolleston Avenue and no windows on principal, west-facing elevation.

MATERIALS/STRUCTURE

Pre-cast concrete panels.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

An early 21st century development associated with the cultural history of the area but out of character in terms of its style, construction materials, and geometric 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. Built as a house museum to showcase the Ravenscar art collection.

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 Flats
ADDRESS 54 Rolleston Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.2000

STYLE

Contemporary Regionalism

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip roof. Symmetrical façade with inset balcony on first floor above vehicle ramps and roller doors on ground floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to roadway with central roller doors providing access to parking at rear of lot.

MATERIALS/STRUCTURE

Fairface concrete, linear weatherboard detailing, corrugated steel roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A turn of the 21st century development associated with Christ's College and the educational history of the area but compromised visually by vehicle ramps and roller doors.

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 Vacant lot
ADDRESS 64 Rolleston Avenue
 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 currently used as a plant nursery; paling and corrugated metal fence along part of road boundary.

MATERIALS/STRUCTURE

Gravel, timber and micro-corrugated metal fencing.

ALTERATIONS

Ross House (19th century) removed from site (2004).

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 'Flowers House' boarding hostel

ADDRESS 72 Rolleston Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Contemporary

PHYSICAL DESCRIPTION

Three-storey building with irregular rectangular footprint and gable and hip roof forms. Two-storey annex at north end. Brick detailing at ground floor level recalls form and design of earlier hostel.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is close to the road boundary behind brick masonry wall.

MATERIALS/STRUCTURE

Brick, plastered masonry, steel roofing (main building); weatherboard cladding and steel roofing (annex).

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Early 20th century hostel built on the site of the 1918-19 Flower's House designed by Samuel Hurst Seager and extended by Miles Warren (1957), which was demolished in 2004. Annex is a modified Italianate villa that likely dates to the late 19th century.

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 566
*FORMER DWELLING AND SETTING — 5 WORCESTER
STREET, CHRISTCHURCH***



PHOTOGRAPH : M.VAIR-PIOVA, 4/12/2014

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.

This former dwelling is of high historical and social significance as a turn of the century retirement residence of a South Island runholder, and later as a hostel for first Canterbury College and then the Youth Hostel Association. It was built in 1900 for William Gordon Rich, who was born and educated in England, attending Christchurch College at Oxford, before going on to become a runholder in Otago and Southland. The dwelling was sold to Canterbury College in 1919 and became a university mens' hostel. It was the House One residence of Rolleston House. When this closed in 1974, it was purchased by the Christchurch City Council and leased to the Youth Hostel Association, who continue to occupy the building.

At its height, Rolleston House comprised seven houses including House One and the house next door; two further houses on Gloucester Street were added in the early 1920s. The final three houses, comprising 50, 48, and 54 Rolleston Avenue were included by 1960. The group of houses were known as "Rolleston House" and then by their number (Pollard, 2008).

In the first year of operation the Rolleston House hostel had forty-four residents. House One, being the subject of this study, was the most significant of those buildings; it housed the common room, dining room and kitchen in which the matron would prepare breakfast and dinner (Pollard, 2008). The building is associated with the many prominent men who used the building when it was a student hostel - Rolleston House produced some military greats, politicians, All Blacks and sportsmen (Pollard, 2008). During later Council ownership the building was originally used as Youth Hostel accommodation temporarily, to supplement the Cora Wilding hostel in Richmond which could not meet demand in 1974. Demand continued, a lease was signed with the Council for a ten year period, and the hostel operationally opened on 23 December 1975.

The former dwelling is located in an area that was developed early in Christchurch's history, and become home to a number of prestigious residences. Later the area became more strongly associated with academics and people linked to educational institutions. Large dwellings were modified to become boarding houses and purpose built apartments developed to cater to the changing demographics of the area. The area is closely related with educational institutes such as the Arts Centre (formerly Canterbury University), Christ's College and the Canterbury Museum, and today is also a popular area for tourists visiting either the Museum or the Botanic Gardens.

The building was damaged on the Canterbury earthquakes and has been fully repaired and reopened in 2013.

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 is of cultural significance for its use as a residence and for its association with either educational or youth hostel accommodation continuously since 1919. As a large central city residence, it reflects the desire of many prosperous runholders for greater involvement in cultural affairs during their retirement. The former hostel, in contrast, is associated with student pranks, and initiation rituals.

The change in use from student accommodation to visitor accommodation reflects the change in use of this area of the city from a largely educational precinct to a cultural precinct, which is a popular visitor attraction. Youth hostelling began in New Zealand in 1932. Canterbury was one of the first regions outside Europe to set up youth hostels. The first hostels were established in farmhouses and shearing sheds on Banks Peninsula, and it was not until soon after WWII that a building was purpose bought as a hostel.

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 high architectural and aesthetic significance for its design in the English Domestic Revival style by notable Christchurch architect J C Maddison in 1900. Joseph Clarkson Maddison (1850-1923), a successful city architect around the turn of the century, was a specialist in the design of hotels and industrial buildings, but also designed dwellings. Maddison came to Lyttelton in 1872, then settled in Christchurch and commenced practice as an architect. Maddison's best-known work is the former Government Building in Cathedral Square, which is a prime example of the classical style that he favoured for public buildings. Among Maddison's other surviving works are the Wood Brothers Flour Mill, Addington (1890) and the Mona Vale homestead (c1898).

The two storey dwelling has gabled roofs, sash windows and decorative timberwork. Single storey service wings are located on the north side. Sunhoods feature over the principal windows of the main west elevation. A number of alterations were made to House One in March 1975 to accommodate the new use as a Youth Hostels Association of New Zealand (YHA) hostel (Pollard, 2008).

Local architects Collins and Harman designed the 1920s addition to the south and east of the building, built as staff quarters this included five first floor servants' bedrooms and a ground floor servants' sitting room (Pollard, 2008). This included a single storey wash house. The original dining room was also extended into the north porch in 1920 and was further extended in 1924, again by Collins and Harman (Pollard, 2008). In 1927, the front kitchen extension on Worcester Street was built for £450 by builder JW Francis; Collins and Harman were the architects (Pollard, 2008). A common room was also built to the rear of House One and Two (Pollard, 2008). In 1957, a bathroom and a kitchenette were installed on the first floor; and a bedroom was extended into the front verandah (to Rolleston Street) (Pollard, 2008). In December 1974, Rolleston House was closed; and in 1975 Pascoe Linton and Partners, with builders Dennis Long Ltd, undertook an internal upgrade of the house (Pollard, 2008).

In the wake of the 2010-2011 earthquakes, a number of internal chimneys were demolished and the northern boundary wall was reconstructed, although the visual effect of the former change was mitigated by a replica chimney being erected above the roofline on the southern gable.

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 is of technological and craftsmanship significance for its timber construction and detailing which reflect the skills, materials and techniques of the period. The structural system is weatherboard on a timber frame, and the roof is of corrugated iron. The decorative timber detailing illustrates particular craftsmanship skills of the 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 former dwelling is of high contextual significance for its setting, landmark significance and contribution to a group of early residences. The building is a landmark on account of its large scale, prominent corner site opposite the Canterbury Museum and the Arts Centre, and for its immediacy to the street. This immediacy to the street is the result of an unobscured view to the main west facade of the house, and the construction of the south side of the house directly on the street frontage. The setting consists of a rectangular area of land around the house, with little space around the building on the north, east and south elevations, but the unbuilt area to the west is landscaped with small trees, hard surfacing for parking, and a small grassed area. The former residence is part of a wider group of early timber residences in the area, many of which share the scale, form, materials and detailing. The former dwelling is associated with an immediate group of smaller timber dwellings from 15-23 Worcester Street in terms of proximity, section size, materials, form and detailing. 15 Worcester Street is another dwelling designed by Maddison in the English Domestic Revival style, and shares similar forms and detailing - in particular the gable end detailing. Due to its location, the former dwelling is associated with an important precinct of Victorian and Edwardian buildings in the City, including the Canterbury Museum, Arts Centre 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.

The former dwelling and setting is of archaeological significance for its potential to hold evidence of human activity, including that related to construction and domestic activities, and including that which pre dates 1900. The house was constructed between 1893 and 1900, and was previously in an area which saw early colonial activity, being opposite the University and Museum, in an area which was popular for residences from early European settlement. Early Maori activity is recorded in the wider area of Hagley Park, the Avon River and Victoria Square.

ASSESSMENT STATEMENT

The former dwelling at 5 Worcester Boulevard is of overall high significance to the Christchurch District including Banks Peninsula. It is of high historical and social significance for its initial use as a private residence, its long association with use as one of a number of residential hostels serving Canterbury College, and its later use as a Youth Hostel for over 30 years. The hostel accommodated students from the Canterbury region for around 50 years. The former dwelling is of cultural significance for these activities, and as evidence of the changing phases in activity in the area from private and educational residences and activities to visitor accommodation and cultural activity. It is of high architectural and aesthetic significance due to its being one of few remaining residences designed by prominent Canterbury architect J.C.Maddison, and as a good example of a dwelling in the Domestic Revival style. It also has technological and craftsmanship significance through its exhibiting of the skills, materials and techniques of the period, especially in terms of decorative timber detailing. Its high contextual significance arises from its large scale and prominent corner position opposite both the Museum and Arts Centre, and by its sharing of scale, form, materials and detailing with a number of other timber residences in the area. It is also 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:

CCC Heritage files - 5 Worcester Boulevard;

Daniel Pollard, Draft Conservation Plan Rolleston House, 2008

REPORT DATED: 4 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 567
DWELLING AND SETTING – 15 WORCESTER STREET,
CHRISTCHURCH**



PHOTOGRAPH: M.VAIR-PIOVA, 4/12/2014

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.

15 Worcester Street and its setting has historical significance for its construction in 1895 and association with various owners over time. Major Colin McKenzie Taylor was the owner in 1897. Taylor was born in Canada and educated at the Sandhurst Military College in the UK. He arrived in New Zealand in 1863 and served in the Waikato War of 1863-64. He joined the Armed Constabulary in 1870, was present at the sacking of Parihaka in 1879, and in 1885 was sent to Lyttelton to take charge of permanent artillery. He retired in 1890, and in 1902 sold the Worcester Street property to Andrew Todd, a sheep farmer of Waipara Downs. In 1929 the property was transferred to Helen McLean. It was converted to flats in 1950 and was used as such for 30 years. Tenants in the flats included a clerk, barman, journalist, teacher, warehouseman and fitter. Since the late 1980s the dwelling has had various

commercial uses, as an antiques store, art gallery and bed and breakfast hotel, known today as The Worcester.

The dwelling has social significance as it demonstrates the changing demographic of this part of the inner-city during the 20th century, from single family homes, to flat conversions in the post-war period, and thence to the growth of the hospitality and tourist accommodation sectors in the late 20th century.

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 as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. It also has cultural significance for its later use as an art gallery and tourist accommodation. The dwelling is esteemed by the local community who opposed its potential demolition in the early-1980s.

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 significance as a Victorian townhouse designed by Joseph Maddison in 1895. Maddison (1850-1923) was a successful city architect around the turn of the 20th century and a specialist in the design of hotels and industrial buildings. He also designed Mona Vale homestead (1899-1908), Wood Brothers' Flour Mill, Addington (1891), and the former Government Buildings in Cathedral Square (1909-13).

The dwelling is a two-storeyed bay villa, with gabled roofs, and a single storey wing with return veranda at the rear. The main elevation has a cross gable, veranda, grouped sash windows and timber detailing which shows influence of the American Stick style. Interior features include marble paving in the entrance hall (installed in the 1980s), plaster cornices, fire surrounds, and a dog-leg staircase with timber balustrade and newel posts. In 1981 a large addition was made to the rear of the building by Warren and Mahoney Architects.

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 significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings. It has craftsmanship significance for the quality of its construction and 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.

The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The former Taylor dwelling is particularly associated with the scheduled dwellings at 17, 21 and 23 Worcester Boulevard, by virtue of their proximity, section size, materials, form and detailing. 5 Worcester Boulevard was also designed by J C Maddison.

The setting consists of a narrow, rectangular parcel of land, with a garden at the rear of the dwelling and hard surfaced car parking area at the front. The setting includes some mature trees, including a 100+ year-old magnolia. Established trees are also located on the eastern and northern boundaries 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 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 significance for its potential to hold evidence of human activity, including that related to construction and domestic activities, and including that which occurred before 1900. Early maps of Christchurch (1862 and 1877) suggest that this was the first building to stand on this site, which was part of a block known as Raven's Paddock.

ASSESSMENT STATEMENT

The dwelling and its setting has overall significance to Christchurch, including Banks Peninsula as a late Victorian inner city dwelling. It has historical and social significance for its association with Major Colin McKenzie Taylor and its demonstration of the changing pattern of use of residential properties in the inner-city. The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. The dwelling has architectural and aesthetic significance as the work of noted architect J C Maddison and the aesthetic influence of the American Stick style. It has contextual significance as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that related to construction and domestic activities, and including that which occurred before 1900.

REFERENCES:

Historic place # 1891 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/1891>

<http://www.nz.open2view.com/properties/259737>

REPORT DATED: 25 JANUARY 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.

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**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 568
*FORMER DWELLING AND SETTING – 17 WORCESTER
STREET, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 4/12/2014

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 and its setting has social and historical significance for its construction in 1899 as the retirement residence of Charlotte and Joshua Page. Joshua Page was the proprietor of the White Hart Livery Stables in Gloucester Street, and also had stables at the Selwyn railway terminus. He was a notable breeder of short-horn cattle and draught horses at a farm in Spreydon. Joshua died at his Worcester Street home in January 1900, and his wife continued to own the house until her death in 1928, but did not occupy it for all of this time. Ownership then passed to members of the Sanders family who had resided there since 1910. Lucy and Blanche Sanders lived in the house until their deaths in the 1960s. In the late 1960s the house was converted for use as a rest home 'West Haven', which operated until c.2002. The dwelling was converted to use as a boutique guesthouse, 'The Classic Villa', in 2006. The dwelling also has social significance as it demonstrates the changing demographic of this part of the inner-city during the 20th century, from single family townhouses, to multi-resident conversions in the post-war period, and thence to the growth of the hospitality and tourist accommodation sectors in the late 20th century.

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 as tangible evidence of changes in societal culture in the inner city and the subsequent changes of use of domestic dwellings in this area. It also has cultural significance for its later use as a rest home and tourist accommodation. The dwelling is esteemed by the local community who opposed its potential demolition in the early 1980s.

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 significance as an example of a square plan villa with Italianate detailing. The dwelling is single storeyed, with a hipped roof. The symmetry of the principal facade, the decorative quoins, low pitched roof, central entrance porch and classically-inspired window brackets are all characteristic of the Italianate style. A sunporch was added to the rear of the dwelling in 1969, but this was removed when a two-storey extension was built as part of its conversion to a 12-room guesthouse in 2005. The original designer/architect of the building is not known 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.

The dwelling has technological and craftsmanship significance for what it may reveal about late Victorian masonry construction, materials, fixtures and fittings. It has craftsmanship significance for its plastered brick masonry construction and classical 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.

The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The dwelling is particularly associated with the scheduled dwellings at 15, 21 and 23 Worcester Boulevard, by virtue of their proximity, section size, materials, setback, form and detailing.

The setting consists of a narrow, rectangular parcel of land, with a garden area to the rear of the building and a hard surfaced car parking area at the front.

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 significance for its potential to provide evidence of human activity, including that related to construction and domestic activities, which occurred before 1900. Early maps of Christchurch (1862 and 1877) suggest that this was the first building to stand on this site, which was part of a block known as Raven's Paddock.

ASSESSMENT STATEMENT

The dwelling and its setting has overall significance to Christchurch including Banks Peninsula as a late Victorian inner city dwelling. It has historical and social significance for its association with Joshua and Charlotte Page and its demonstration of the changing pattern of use of residential properties in the inner-city. The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent changes of use of domestic dwellings in this area. The dwelling has architectural significance as a square-plan villa with Italianate detailing. The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to provide evidence of human activity, including that related to construction and domestic activities, which occurred before 1900.

REFERENCES:

Historic place # 1892 – Heritage NZ List
<http://www.heritage.org.nz/the-list/details/1892>

<http://www.theclassicvilla.co.nz>

REPORT DATED: 25 JANUARY 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.

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**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 569
*DWELLING AND SETTING – 21 WORCESTER STREET,
CHRISTCHURCH***



PHOTOGRAPH: M. VAIR-PIOVA 4/12/2014

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.

21 Worcester Street has social and historical significance for its association with businessman and philanthropist John Seager and his wife Clara, and as a residence that illustrates the social and demographic changes that the central city underwent during the twentieth century, with its transition from desirable single family residence to multiple occupancy flats to business premises.

John Henry Seager (1848-1936) served as secretary of the Christchurch Land and Building Society from 1883 until his early retirement in 1894, although he retained a directorship until 1931. After retirement Seager devote his time to bowling, extended travel and his prized antique porcelain collection. The collection was donated to Canterbury Museum in 1932. The Seager Prize in Fine Arts has been awarded in his honour by the University of Canterbury since 1975.

In April 1897 John and his wife Clara purchased a section in Worcester Street opposite Canterbury College, and constructed a new house on the site with a dedicated gallery for the

porcelain collection. The house was connected to the sewer in November 1898. The Seagers were known for their hospitality at their Worcester Street residence. The property appears to have been let after Clara's death in 1932, although John Seager did not sell it until shortly before his own death in 1936. The house was purchased by John McLaughlin, a baker, who converted it into ten bedsits. Since McLaughlan sold the property in 1960 there have been a number of owners including well-known Christchurch architect David Sheppard. The house remained as flats until the early 1990s, when it was restored for use as a residence and gallery. In c2007 the former dwelling was converted for use by the Dyslexia Foundation of New Zealand.

The building sustained moderate damage in the Canterbury Earthquakes of 2010-2011 and was unoccupied until the completion of repairs in 2014. It now serves as offices with a small residential component.

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.

21 Worcester Street has cultural significance for the manner in which it illustrates the lifestyle of turn of the century businessman. The dwelling is esteemed by the community who opposed its potential demolition in the early 1980s. More recently the former dwelling has become associated with dyslexia awareness through its occupation by the Dyslexia Foundation. A public artwork relating to dyslexia was installed in the front yard in 2007.

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.

21 Worcester Street has architectural and aesthetic significance as a late Victorian square plan villa with a particularly ornamental façade.

The single storey timber square villa was constructed in 1898. It has a conventional plan and general form but features an unusual degree of ornamentation. The symmetrical façade features two box bay windows with a central Palladian motif and leaded toplights. The windows and roof feature unusual cast iron cresting. Between the windows is an elaborate cast iron lacework entry porch sheltering a front door with leaded side and toplights. The eastern elevation has a turret. The chimneys are set with terracotta panels. The interior features large ceiling roses and heavy cornice, original fireplaces and surrounds, and deep skirting boards. Research to date has not positively identified the dwelling's designer, but the distinctive detail employed (such as the terracotta chimney panels and the leaded windows) suggest the hand of John's cousin, noted Canterbury architect Samuel Hurst Seager.

The house was converted to bedsit flats in c1937 and stuccoed in the 1960s, but otherwise surprisingly few alterations were made to the building's fabric with most features surviving intact into the early twenty first century. Restoration of the building was undertaken in the early 1990s and again in the early 2000s. The latter restoration saw the reinstatement of the cresting, and the installation in the front garden of a 'Dyslexia Discovery' public artwork - a collaborative installation combining works made by Weta Workshop, Paul Dibble and Mackenzie Thorpe. The building sustained moderate damage in the Canterbury Earthquakes of 2010-2011. Reinstatement involved the full removal and replication of the

chimneys - including the re-making of the terracotta panels and chimney pots, the complete relining of the interior, the reinstatement of ceiling roses and the replication of all cornice detail, and the reinstatement of all original fireplaces and surrounds. A party wall to the 'gallery' wing was rebuilt in light-weight materials without its windows in order to meet fire code.

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.

21 Worcester Street has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings. It has craftsmanship significance for the façade and interior treatments, especially the entry porch with its cast iron lacework, and the leaded windows. The chimneys also feature decorative terracotta panels.

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.

21 Worcester Street has high contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Street/Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The former Seager dwelling is particularly associated with the heritage-scheduled buildings at 5, 15, 17, and 23 Worcester Boulevard, by virtue of their proximity, section size, materials, form and detailing.

The setting consists of a narrow, rectangular parcel of land, with a garden area to the rear of the building and the front yard given over to the Dyslexia Discovery Exhibit. The 2007 landscaping and public artwork have altered the character of the setting from a residential street fenced front garden to a public space. There is a small independent living unit in the north west corner of the back garden.

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.

21 Worcester 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 city block was largely vacant before it was subdivided in the early 1890s.

ASSESSMENT STATEMENT

21 Worcester Street and its setting has overall high significance to the Christchurch district including Banks Peninsula. The dwelling has high historical and social significance for its association with businessman and philanthropist John Seager and his wife Clara, and as a residence that illustrates the social and demographic changes that the central city underwent during the twentieth century, with its transition from desirable single family residence to multiple occupancy flats to business premises. The dwelling has cultural significance for the manner in which it illustrates the lifestyle of a turn of the century businessman and for its recent association with Dyslexia awareness. The dwelling is also esteemed by the community who opposed its potential demolition in the early 1980s. The dwelling has architectural and aesthetic significance as a very ornamental late Victorian square-plan villa. The dwelling has technological and craftsmanship significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings, and craftsmanship significance for the quality of its decorative features. The dwelling has contextual significance as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that which occurred before 1900.

REFERENCES:

Historic place # 1893 – Heritage NZ List
<http://www.heritage.org.nz/the-list/details/1893>

REPORT DATED: 13/02/2015

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.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 570
*FORMER DWELLING AND SETTING – 23 WORCESTER
STREET, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 4/12/2014

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 and its setting has social and historical significance for its construction in 1896-7 as the residence of Jane and George Cole. George Cole (1844-1930) worked for the Railways Goods Department and later for C W Turner, shipping agent and merchant. The Cole family resided here until 1924, at which time it quickly passed through several hands until it was transferred to Ellen Cox, the spinster daughter of Charles and Sarah Cox. Ellen cared for her parents at her Worcester Street home until their deaths in 1925 and 1938 respectively. The house remained in Cox family ownership until 1972 when it was altered to accommodate a dental surgery and later medical rooms. Since 1997 the former dwelling has been the venue for a series of restaurants, the first one being owned and operated by well-known local chef, Richard Till. The restaurant Cook 'N' With Gas has operated out of the house since 1999. The dwelling also has social significance as it demonstrates the changing

demographic of this part of the inner-city during the 20th century, from single-family homes to mixed-use professional rooms and thence to the growth of the hospitality sector in the late 20th century.

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 as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. It also has cultural significance for its later use as a restaurant which has become a use for several early inner city dwellings in the immediate area attesting to changes in societal culture.

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 significance as an example of a late Victorian square bay villa. It is single storied building with a hipped roof. The façade is symmetrical, with bay windows flanking a central recessed entry. The latter has a decorative timber frieze. The house features bracketed eaves and sash windows. In c1924 a first floor was added to the rear and an internal staircase added. The house was converted to use as a dental surgery in c1972. At this time the internal staircase was removed and an external staircase added. The rear section was then turned into a self-contained flat. In 1997 the dwelling underwent change to accommodate a restaurant. The original designer/builder is currently unknown.

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 significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings. It has craftsmanship significance for the quality of its construction and 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.

The dwelling and its setting has contextual significance for its contribution to the streetscape within the city's premier heritage precinct, which is centred upon the Arts Centre of Christchurch, Canterbury Museum, Christ's College, and Worcester Boulevard. The building is part of a wider group of Victorian and Edwardian residential buildings in the area, many of which share a similar scale, form, materials and design. The dwelling is particularly

associated with the scheduled dwellings at 15, 17, and 21 Worcester Boulevard, by virtue of their proximity, section size, materials, form and detailing.

The setting consists of a narrow rectangular parcel of land, with a garden to the rear and a combination of paving and landscaping at the front of the former 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 and its setting has archaeological significance for its potential to hold evidence of human activity, including that which occurred before 1900. Early maps of Christchurch (1862 and 1877) suggest that this was the first building to stand on this site, which was part of a block known as Raven's Paddock.

ASSESSMENT STATEMENT

The dwelling and its setting has overall significance to Christchurch including Banks Peninsula as a late Victorian inner city dwelling. It has historical and social significance for its association the Cole and Cox families and its demonstration of the changing pattern of use of residential properties in the inner-city. The dwelling has cultural significance as tangible evidence of changes in societal culture in the inner city and the subsequent use of domestic dwellings in this area. The dwelling has architectural significance as a late Victoria square bay and square plan villa. The dwelling has technological significance for what it may reveal about Victorian timber construction, materials, fixtures and fittings and craftsmanship significance for the quality of its timber detailing. The dwelling has contextual significance as a local landmark set within a cluster of houses that contribute to the historic character of Worcester Boulevard. The dwelling and its setting has archaeological significance for its potential to hold evidence of human activity, including that which occurred before 1900.

REFERENCES:

Historic place # 1894 – Heritage NZ List
<http://www.heritage.org.nz/the-list/details/1894>

REPORT DATED: 25 JANUARY 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.

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CHRISTCHURCH DISTRICT PLAN
INNER-CITY WEST RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Former house, 'Ballintore'

ADDRESS 27 Worcester Street

Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1890s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey building with rectangular footprint, gable and centre gutter hip roof forms. Principal, south-facing elevation has enclosed veranda; side elevations retain their historic authenticity.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from boundary but open to the street.

MATERIALS/STRUCTURE

Cement rendered brick, timber bargeboards and window joinery, steel roofing.

ALTERATIONS

Veranda enclosed (c.2008).

RATING

Contributory

REASON FOR RATING

Late 19th villa that has been modified but is in keeping with the age, style and scale of the buildings at 17, 21 & 23 Worcester 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. The house was called 'Ballintore' by Miss JB Duncan, who offered it for sale in 1917.

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 31 Worcester Street
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1890s?

STYLE

Modified Italianate villa

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and hip roof. Principal, south-facing elevation has inter-war fenestration and shutters. Side elevations retain their historic authenticity.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is open to the street.

MATERIALS/STRUCTURE

Weatherboard cladding, steel roofing.

ALTERATIONS

Façade remodelled (1920s?)

RATING

Contributory

REASON FOR RATING

Late 19th villa that has been modified but still 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. In the later-1910s the house was the home of Harcourt Gardner, a piano teacher. By WWII it may have been divided into 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. 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

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 inter-war bungalow that stood on this site was demolished after the Canterbury earthquakes.

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 Flats
ADDRESS 35 Worcester 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 building with rectangular footprint and gable roof. Exposed rafters, faceted bay windows, casement-and-fanlight type fenestration, shingled gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES
House is built close to the road boundary, set behind a low, random rubble volcanic stone wall; it occupies the full width of the site.

MATERIALS/STRUCTURE
Weatherboards and shingle cladding, brick party wall (west elevation); corrugated steel roofing.

ALTERATIONS
West elevation braced and wrapped (c.2011+).

RATING
Defining

REASON FOR RATING
Interwar residential building that represents the historic 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. Flats were being offered for let in this building from 1928, if not earlier.

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

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. Although Victor Hean no longer worked for the MED by 1943 his 'classical temple' sub-station design was still in use.

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.

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John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)

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5 August 2021

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