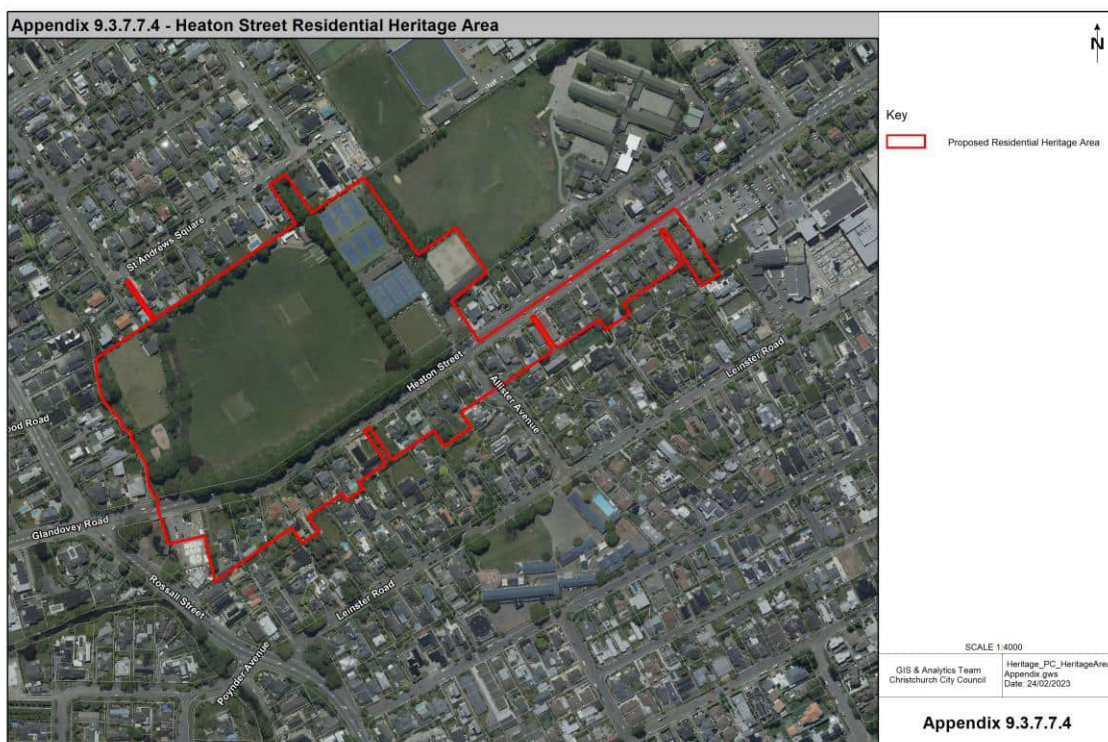


# CHRISTCHURCH DISTRICT PLAN

## HEATON STREET RESIDENTIAL HERITAGE AREA RECORD FORM

### Location



Christchurch District Plan | Christchurch City Council | Proposed Plan Change 13 - Heaton Street HA5 -for notification

Please refer to the District Plan for the most up to date mapping for the area.

The Heaton Street Residential Heritage Area (RHA) extends along the south side of the roadway, encompassing numbers 16 and 122 (inclusive); it includes Elmwood Park. The area is bounded to the west by Taylor's Drain and to the east by the grounds of St George's Private Hospital. Houses accessed from Heaton Street but situated on rear lots are not included in the RHA.

### Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Taonga lists three houses within the heritage area: 70, 74 and 98 Heaton Street. The same buildings are also individually scheduled items in the Christchurch District Plan.

Elmwood Park is also a scheduled heritage item. It is noted that the scheduled tree entered as T144 in the District Plan is actually located at 194 Rossall Street, not 16 Heaton Street as recorded.

### Christchurch District Plan Zoning

The RHA is zoned Residential Suburban Zone. Elmwood Park is zoned OCP (Open Space Community Parks Zone).

## Summary of Heritage Values

This RHA is comprised of 27 residential properties located on the south side of Heaton Street, between Taylor's Drain in the west and St George's Private Hospital in the east. Once part of the Rhodes family's 'Elmwood' Estate, the area embodies historic, social, cultural and architectural values as a place of upper-middle class habitation. Contextual values are embodied in Elmwood Park and the mature gardens in which the dwellings are set.

Taylor's Drain is a tributary of the Wairarapa Stream, which was a Ngāi Tūāhuriri kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place). Once part of a notable Canterbury settler family's Christchurch holding, Heaton Street represents many of the historic values to be found in the suburb of Fendalton as a whole.

The subject properties were formed by two subdivisions, undertaken in 1914 and 1919, and the area has retained a large number of architecturally-designed English Domestic Revival style houses that were built in the later 1910s and 1920s. Generally, the sections and houses are large, conveying the impression of an affluent enclave that has been home to wealthy individuals including company directors, professionals and merchants, as well as former Christchurch Mayor, Sir Hamish Hay, over the years.



Detail from Part of city of Christchurch, 1926. CCLMaps 365579.

## History of Subdivision and Development

The western boundary of the RHA is formed by Taylor's Drain, which runs into the Wairarapa Stream beneath Rossall Street. The Wairarapa Stream is a tributary of the Ōtākaro (Avon River) in Christchurch. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Wiremu Te Uki and others from Ngāi Tūāhuriri recorded Wairarapa as a kāinga nohoanga (settlement) and kāinga mahinga kai (food-

gathering place). Kāuru (root of the tī kouka), aruhe (bracken fernroot), inaka (whitebait), tuna (eels) and kiore (Polynesian rat) were all gathered here.<sup>1</sup>

Heaton Street was developed as a residential street in the mid-1910s. The land on which the street was formed had been part of the 'Elmwood' Estate belonging to the Rhodes family. Robert Heaton Rhodes purchased the 50 acres of rural section 142 from TS Duncan in 1866. The first house on the property, located where Heaton Intermediate School is now sited, was known as 'Elmwood'. It was designed by Frederick Strouts and built in 1868. The house was rebuilt in 1882-84 following substantial damage caused by a fire.

After the death of Robert Heaton Rhodes (1815-84), his wife Sophia, along with their son, also Robert Heaton but known as Heaton, continued to live at 'Elmwood'. In 1895 Heaton moved to his new house 'Otahuna', near Tai Tapu. After the death of his mother in 1906, Heaton Rhodes continued to maintain 'Elmwood' and its grounds for four decades.

'Elmwood' stood in very extensive grounds, comprising the original rural section 142 and parts of adjoining rural sections, 133 and 242, which the Rhodes family had also acquired. The house was no longer permanently occupied from 1906; at this time Heaton began to sell off parts of the estate.

In 1914 the first subdivision (DP 4014) created a line of sections on the south side of Heaton Street from the Papanui Road corner down to the corner of what became Allister Avenue.

In the same year Rhodes also subdivided the block of land between Papanui Road and Circuit Street (DP 4109); the western side of Circuit Street remained part of the Elmwood Estate. Not all the sections of these two 1914 subdivisions sold immediately, but within five or six years of the end of World War I most had dwellings on them.

After World War I Rhodes subdivided the south side of Heaton Street from Allister Avenue to Strowan Road (DP 5160). Allister Avenue was formed in 1920 after Rhodes transferred Lot 1 of DP 5160 to the Mayor, Council and citizens of Christchurch.

The north side of Heaton Street, from the boundary of Elmwood Park running east to the corner of Circuit Street was not subdivided for another 20 years. However, as early as 1912, Heaton Rhodes had begun negotiations to sell the polo paddocks of the 'Elmwood' Estate to the City Council to form a park.

Negotiations were protracted over several years, partly because the Council wanted Waimairi County to contribute to the purchase of the proposed park. It was not until 1927 that the boundaries of the park with an area of 14 acres, 2 roods and 38 perches in total were defined (DP 8229). The area had, however, been in use for public recreation for several years before this.

Although the area was affected by the 2010/2011 Canterbury earthquakes, most of the houses in the area survived the earthquakes and have since been refurbished and reoccupied. All have retained their residential purpose within an inner-suburban neighbourhood that is minutes away from the central city and well served by recreational and educational amenities.

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



'Parkdale' at the corner of Heaton and Rossall Streets in 1932 (demolished). CCL.

### Historic Names and Uses

The name of the street and the park located on its northern side, both originate with the Rhodes family, who were early colonial settlers. After emigrating from Yorkshire in 1850, Robert Heaton Rhodes and his two brothers, William Barnard and George, prospered as traders and landowners.

Robert chose the name 'Elmwood' for his estate on Papanui Road. The name is now associated with a neighbourhood, a school, a street and a park; all located on land that was once part of the Rhodes' rural property.

Heaton was the maiden name of the Robert Heaton Rhodes' mother Theodosia; it was her grandson Robert Heaton Rhodes, Robert's son, who subdivided the land which makes up the RHA.

Robert Heaton Rhodes junior (1861-1956) was a notable figure in Canterbury life. A member of the province's wealthy landed elite, he was known for his philanthropy and had a distinguished career as a politician.



'Elmwood' in 1899. The house was located on the north side of Heaton Street, near Circuit Street; it was demolished in 1954 to make way for Heaton Intermediate School. IMG0022, CCL.

## Distinctive Physical Characteristics

- Heaton Street is a busy suburban through-road, running from the Glandovey Road/Rossall Street/Strowan Road intersection in the west to Papanui Road/Innes Road in the east. The RHA is bisected by Allister Avenue.
- Elmwood Park is an established suburban park with notable trees and Taylor's Drain, a tributary of Wairarapa Stream, on its western boundary.
- In Heaton Street most of the properties have substantial walls or fences providing a strong point of demarcation between private and public domains.
- Materials used within the sites and on the dwellings vary and include stone, brick, timber, shingles and iron, with a high level of architectural detailing on the dwellings.

## The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historical and social association with the Rhodes family and its early 20<sup>th</sup> century development as an upper-middle class residential street. Cultural values are associated with the way of life of the area's former residents. The architectural and aesthetic values of the area arise from its predominant early 20<sup>th</sup> century, English Domestic Revival style dwellings, many of which were designed by prominent Christchurch architects the England Brothers. The craftsmanship value of the houses is generally typical of the period in which they were built. The combination of Elmwood Park, established in 1913 and protected for its heritage values, and the mature garden settings of the houses generate contextual values. The area has the potential to reveal archaeological values in relation to the residential development of the area in the early 20<sup>th</sup> century and earlier mana whenua and pastoral uses of the land and waterways.

### Historical/Social

The RHA has historic and social significance due to its close association with the Rhodes family, particularly Robert Heaton Rhodes and his son of the same name.

For some years prior to the subdivisions undertaken between 1914 and 1938, 'Elmwood' Estate was an 'island' of undeveloped land surrounded by residential development. It was then progressively developed in stages.

The successive subdivisions appear to have reflected Heaton Rhodes' wish to create an 'exclusive', upper-middle class residential area. It was reported in 1934 that when 'Heaton Street was formed an arrangement was made whereby only buildings reaching a certain standard should be erected there. The result has been to make Heaton street one of the most fashionable residential areas in Christchurch'.<sup>2</sup>

The original male primary householders in the RHA were mostly business leaders, such as company owners, directors and managers, and professional people, particularly doctors, dentists, accountants, lawyers and engineers. Sir Hamish Hay (1927-2008), the longest serving mayor of Christchurch (1974-1989), lived with his family at 70 Heaton Street.

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<sup>2</sup> Press 28 April 1934, p. 10.



The former home of Sir Hamish and Lady Hay, 70 Heaton Street. Dr A McEwan

The RHA thus affords physical evidence of social stratification in Christchurch and of residential segregation by class. Heaton Street was, and remains, a prestigious street and the affluence of those living on it is reflected in the size, materials and the use of prominent architects in the design of the houses.

#### Cultural/Spiritual

The RHA has cultural value as a demonstration of the way of life of its past and present residents. The uniformity of the houses in terms of their size and design is matched by the consistency in the higher socio-economic status of their occupants.

#### Architectural/Aesthetic

The houses in the RHA have architectural and aesthetic value related to the overall consistency and authenticity of their age and style. While the Rhodes subdivisions were laid out in a rectilinear pattern common to most parts of Christchurch, the generous sections and large houses set it apart and signify it as being an affluent neighbourhood.

The two south side subdivisions, of 1914 and 1919, led to a substantial number of large two-storey English Domestic Revival style houses being built in the years during and immediately after World War I. The majority of these houses were designed by a single firm of architects, the England Brothers. The firm was responsible for 70 Heaton Street, for example, which was built for Marjorie and Claude Ferrier in 1925.

A small number of single-storey houses contribute some variety to the streetscape, while a handful of contemporary homes maintain the predominance of two-storey dwellings. In addition to the area's well-preserved houses, extensive and well-maintained gardens contribute to its aesthetic values.



Entrance to Elmwood Park. Dr A McEwan.

### Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. English Domestic Revival style homes are generally of timber construction and feature the use of shingles and weatherboards. A number of brick chimneys, which failed during the Canterbury earthquakes, have been rebuilt but slate roofs have been retained in a number of cases.

### Contextual

The contextual value of the area arises from the historic development pattern embodied in the street and neighbouring park. Mature trees in Elmwood Park complement those within the established garden settings of the houses within the RHA. The trees that run along the southern boundary of the park contribute to the distinctive urban form of the western portion of the RHA, in which two-storey dwellings predominate.

### Archaeological

The area has potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to mana whenua activity and historic rural uses.

### Principal References

'Christchurch Street and Place Names', available at <http://christchurchcitylibraries.com/Heritage/PlaceNames/>

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

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

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>

Geoffrey W. Rice *Heaton Rhodes of Otahuna The Illustrated Biography* (Canterbury University Press, Christchurch, 2001)

Rodney Wells and Vicky Heward *Christchurch Heritage Houses* (Caxton Press, Christchurch, 2004)

Rupert Tipples *Colonial Landscape Gardener: Alfred Buxton of Christchurch, New Zealand 1972-1950* (Lincoln College, 1989)

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services



Heaton Street houses. Dr A McEwan.

#### Schedule of Individual Items to be included in the RHA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
Elmwood Park	Heaton Street	No	Defining [Scheduled item # 243]
House	16 Heaton Street	No	Neutral
House	26 Heaton Street	No	Defining
House	30 Heaton Street	No	Defining
House	32 Heaton Street	No	Contributory
House	34 Heaton Street	No	Defining
House	36 Heaton Street	No	Defining
House	42 Heaton Street	No	Defining
House	46 Heaton Street	No	Defining
House	50 Heaton Street	No	Neutral
House	62 Heaton Street	No	Defining
House	64 Heaton Street	No	Defining



House	68 Heaton Street	No	Defining
House	70 Heaton Street	Yes List entry # 3713	Defining [Scheduled item # 245]
House	74 Heaton Street	Yes List entry # 3716	Defining [Scheduled item # 246]
House	80 Heaton Street	No	Defining
Vacant lot	82/84 Heaton Street	No	Intrusive
House	86 Heaton Street	No	Neutral
House	88 Heaton Street	No	Neutral
Unit	92 Heaton Street	No	Neutral
Unit	92A Heaton Street	No	Neutral
House	98 Heaton Street	Yes List entry # 3714	Defining [Scheduled item # 1364]
House	102 Heaton Street	No	Defining
House	108 Heaton Street	No	Defining
House	112 Heaton Street	No	Defining
House	116 Heaton Street	No	Defining
House	118 Heaton Street	No	Neutral
House	122 Heaton Street	No	Defining

## Key for the Contribution to the HA

### *Defining*

Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

\* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

### *Contributory*

Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

### *Neutral*



Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

### *Intrusive*




Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are




inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

#### INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES

FEATURE	DESCRIPTION	
Open space	Elmwood Park, rectangular in shape, with specimen trees planted on its perimeter, an open central playing area (used, typically, for rugby in winter and cricket in summer) and provision of a children's playing area and for such facilities as tennis courts and bowling greens (both present at Elmwood Park on its eastern boundary).	
STREAMS	Taylor's Drain, a tributary of Wairarapa Stream, adjacent to Elmwood Park	
CEMETERY	N/A	



	Variety of fences (Rating: Intrusive)	
WALLS	Variety of walls (Rating: Contributory)  Variety of walls (Rating: Neutral)  Variety of walls (Rating: Intrusive)	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	N/A	
LIGHTING	Fabricated steel arm oclyte (Rating: Neutral)	
STREET	Heaton Street , a through street with simple form, straight, footpaths both sides, ongoing road widening at key intersections (Rating: Neutral)	
• WIDTH	Heaton Street 14m carriageway and 20m road reserve (Rating: Neutral)	
• ALIGNMENT AND LAYOUT	Both streets are straight (Rating: Contributory)	
• MATERIAL	Asphalt (Rating: Neutral)	
• KERB AND CHANNEL	Heaton Street standard from 1950 to 2005 (Rating: Neutral)	

• FOOTPATH	Heaton– footpaths both sides, asphalt (Rating: Contributory)	
• BERM	Berms only from 16 to 92 Heaton Street (Rating: Neutral)	
Street trees	N/A	
• CLUSTER	N/A	
• AVENUE	N/A	
• INTERMITTENT	N/A	
• SIZE	N/A	
• SPECIES	N/A	
Garden planting	N/A	
<i>Private Realm Features</i>		
MATERIALS	Timber, brick, stone (Rating: Contributory)  Masonry, concrete, iron (Rating: Neutral)	
BUILDING SETBACK	Heaton Street predominantly 7-10m south side (Rating Primary), north side variable largely because of garages in front yard (Rating: Intrusive).	
ANCILLARY BUILDINGS	Heaton Street garages built in conjunction with the houses (Rating: Neutral)  Heaton Street front yard garages (Rating: Intrusive)	 
TREES	Variety of large scale, predominantly exotic deciduous trees (Rating: Contributory)	

		
VEGETATION	Variety of garden planting throughout (Rating: Contributory)	
VIEWS	Elmwood Park (Rating: Primary)	

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 243  
*ELMWOOD PARK* – 83, 83A-C HEATON STREET,  
CHRISTCHURCH**



**PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014**

### **HISTORICAL AND SOCIAL SIGNIFICANCE**

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

Elmwood Park has historical and social significance due to its association with the Rhodes family, its transformation from a private estate to a suburban park, and for its use by various sporting codes and the local community for almost 100 years.

The grounds of Elmwood Park were originally part of the Rhodes estate; the residence known as Elmwood was on the site now occupied by the Heaton Normal Intermediate School and the park occupied the former estate's extensive garden and orchard.

Before moving to Purau in the 1860s, Robert Rhodes had built a house on 50 acres of land, naming the property Elmwood after the English Elm trees that lined the Papanui Road

boundary. Rhodes planted most of the trees in the grounds in 1867 including many imported species which were not in common cultivation in Canterbury at that time (Barnett, 1946). In 1882 the dwelling burned to the ground; however Elmwood's trees, shrubs and orchard were uninjured (*The Press*, 23 November 1982, p 2). Two years later a replacement dwelling was built within the existing established landscape. Robert Rhodes died in 1884 and the property was left to Robert's son Heaton Rhodes, a well-known lawyer, runholder and politician who completed the redevelopment of the estate although he lived on his country estate at Tai Tapu.

Heaton Rhodes, began to subdivide the Elmwood estate in the early years of the 1910s and in 1911, a group led by the Christchurch Mayor Thomas Taylor, determined to acquire a portion of the estate for use as a suburban park for the residents of St Albans, Papanui and Fendalton as well as the children attending Elmwood School. In 1919, a block of 6.07 hectares of the estate's ornamental grounds was acquired as part of a joint purchase by Christchurch City Council, the Government and Waimairi County Council. Christchurch City Council raised a loan of £1000, the Government of the day agreed to contribute £1,000 and Waimairi County Council contributed £1,152 towards the cost of laying out the park.

As part of the development of the park Heaton Street was formed. Allister Avenue was also formed to allow public access to the park from Leinster Road. The land for this was donated by local resident Charles Wood (95 Leinster Road).

James Young, Curator of the Christchurch Botanic Gardens and Superintendent of Reserves was responsible for the overall park layout and his early plant selections for the park included Plane, Horse Chestnut and White Beam. In addition a number of large Lime trees were transplanted from St Albans Park. Paths and sports fields for rugby and cricket were formed between 1922 and 1923, three asphalt tennis courts were formed in 1924 and a tennis pavilion was constructed on the park's eastern side in 1926. A children's playground was established on the western side of the park in 1925 and in c.1927 a bowling green was laid out near the tennis courts in a location originally intended for a lake. A croquet pavilion, associated with established croquet lawns, was completed in 1929. An iron post and chain fence previously used on Victoria Square was erected on the park's Heaton Street frontage in 1924 and ornamental iron gates from Canterbury Hall were erected at the main park entrance on Heaton Street at its intersection with Allister Avenue in c.1925. Halswell stone pillars and a low stone wall were constructed as part of this main entrance.

In 1933, as part of the City Council's scheme to encourage children to plant and care for trees in parks near their schools, pupils from Elmwood School planted several dozen trees in the park. Species included oak, elm, rowan and plane as well as roses. One year later a commemorative tree was planted in the park by pupils to mark the Royal Jubilee. Other plantings by the Reserves Department prior to 1950 included copper beech, red oak and golden ash.

In the late 1930s Heaton Rhodes further subdivided his estate, and gifted a long narrow strip of land on the eastern boundary of the park to the city to protect the stand of Elms that it contained. This block was surveyed in 1938 and formally added to the park in 1942. This area today contains the driveway and parking. A further block to the east of this area was added to the park in 1945 to allow the expansion of the bowling club.

Today the 6.47-hectare block consists of sports fields and associated sports buildings, a children's playground, a tree-lined perimeter path, gates and a low chain and post fence on the Heaton Street boundary. For nearly 100 years Elmwood Park has provided a meeting



place and recreational sports grounds for the local residents, school pupils and people of neighbouring suburbs.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

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

Elmwood Park has cultural significance as it reflects the importance of public recreation to the people of Christchurch, and its name commemorates its previous history as part of the Rhodes estate. The park is used for sport and general recreation, including croquet, tennis and cricket. It is the home ground for the Old Boys Collegians Cricket Club, one of seven affiliated clubs that use the park and have formed the Elmwood Club to collaborate in their sporting and social activities. Elmwood Park also has cultural significance by virtue of its use as a landscape of commemoration through the planting of the Jubilee memorial tree in 1934, and as a site used by Christchurch City Council as part of their scheme to instil a sense of tree awareness in the city's youth.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

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

Elmwood Park has aesthetic significance due to its balance of large mature trees and open expanse of green space. The park was designed to accommodate both active and passive recreation with a large open grassed area and a perimeter walk edged with mature trees including Lime, Elm Ash and many other species. The croquet club to the west, and the tennis and bowling clubs in the east of the park are screened by mature trees. A diagonal section to the northwest with a stream boundary (Cross Stream) and screened with mature trees contains a playground.

The park contains a number of pavilions built to serve the various sporting codes who utilize the grounds. The cricket club constructed a pavilion in 1957, which was extended in 1980 (Griffiths Moffat and Partners) and 1990 (Ross). The bowling club constructed a large replacement pavilion on a new site (the 1945 block) in 1962 (Donnithorne), which was extended in 1974 (Donnithorne) and altered in 1996 and 1999. The tennis club constructed a large replacement pavilion in 1963, which was extended in 1983 (Pascoe Linton Sellars) and altered in 2008. The croquet club built a replacement pavilion for their 1929 building in 1997. The 1957 cricket pavilion (but not the later additions) was demolished as a consequence of damage sustained in the Canterbury earthquake sequence of 2010-2011. The bowling pavilion also sustained serious damage in the earthquakes and whilst extant as of writing, is slated for demolition. As part of the Replacement District Plan process the four sports buildings were excluded from the heritage listing.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

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

Elmwood Park has technological and craftsmanship significance for the construction method, materials and detailing of its ornamental landscape fabric which predates the park's

development, namely surviving posts from Victoria Square, the Halswell stone fence and iron gates. It also has value for the evidence it may contain relating to past landscape and horticultural practices. The park contains remnant plantings from its former use as a private 19<sup>th</sup> century residential landscape and early plantings from its initial establishment as a public park, and therefore serves as an arboricultural record of plant fashions in the 1860s and during its early development.

## **CONTEXTUAL SIGNIFICANCE**

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

Elmwood Park has contextual significance as a local landmark on a busy Christchurch residential street. The park encompasses a large rectangular block bordered by Heaton Street and Heaton Normal Intermediate School to the east and residential properties that are accessed from Strowan Road and St Andrews Square to the west and north. Only the Heaton Street boundary addresses the street itself. At a wider scale the park relates to other suburban parks in the city which were created from the grounds of 19th century residences, such as Abberley, Woodham, Risingholme, Beverley and Burnside.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

Elmwood Park is of archaeological significance for the potential to provide archaeological evidence of human activity, including that which pre dates 1900. The site functioned as a private residence with developed ornamental grounds from the mid 1860s

## **ASSESSMENT STATEMENT**

Elmwood Park is of overall significance to Christchurch, including Banks Peninsula. The park has historical and social significance due to its association with the Rhodes family, its acquisition by the city for use as a suburban park, and its development from a private estate to a public park by James Young, Curator of the Christchurch Botanic Gardens and Superintendent of Reserves. Elmwood Park has cultural significance as it reflects the importance of open public spaces to the people of Christchurch and the growing recognition of the need for children's suburban playgrounds. The park also has cultural significance as a site of commemoration. Elmwood Park has aesthetic significance for its balance of open greenspace and large mature trees. The park has technological and craftsmanship significance for its ornamental landscape fabric (surviving posts from Victoria Square, the Halswell stone fence and iron gates) which predates the parks development. It also has technological value for the evidence it may contain relating to its arboriculture record. Elmwood Park is of contextual significance as a local landmark on a busy Christchurch residential street, and of archaeological significance because it has the potential to provide archaeological evidence relating to human activity, including that which pre dates-1900.

## REFERENCES:

CCC Heritage File, Elmwood Park

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

The History of the Parks, Gardens and Reserves under the control of the Christchurch City Council, 1952, Assorted History Files, CH377, Box 52, CCC Archives

Barnett, M. J. (1946) Banks Lecture: The History and Development of Tree Planting in Canterbury

CH335, Box 8, Abattoir and Reserves Committee Reports 1939-1945

CH335 Box 8 Reserves Committee Reports March 1939-March 1945, CCC Archives

CH335 Box 9 Reserves Committee Reports April 1945 -March 1949, CCC Archives

CH335 Box 18 Reserves Committee Reports July 1949 – November 1952, CCC Archives

CH380 Abattoir and Reserves Committee Reports 1947 – 1950, CCC Archives

'Elmwood Park: Private owners generous gift', *The Press*, 17 April 1919, p 6

Games Areas: Use of the City Parks and Reserves, *The Press*, 18 February 1930, p 10

"Trees and Parks: encourage interest of school children", *The Press*, 4 August 1933, P 8

**REPORT DATED: 12 MARCH 2015, REVISED 30/11/2015, 29/03/2017**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 16 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	CoLab Architecture
DATE OF CONSTRUCTION	2019-20

STYLE

Contemporary

PHYSICAL DESCRIPTION

One-storey dwelling with rectangular footprint; gabled and sawtooth roof forms. Large windows set into roof spaces.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is situated close to the road boundary behind a board and batten timber fence. Taylor's Drain runs along the western boundary of the property.

MATERIALS/STRUCTURE

Fibre-cement panel cladding, steel roofing, aluminium fenestration.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house is one of three built on the large lot at the corner of Heaton and Rossall Streets after the previous dwelling, 'Parkdale', was demolished following the Canterbury earthquakes.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is an architecturally-designed, single-family home that is in keeping with the architectural values of the area. Although it is a single-level dwelling, the building's roof forms respond to the predominance of two-storey houses within the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was likely built in c.1925 for Harold and Lulu (nee McMurray) Otley, who married in 1924. Harold Otley (1899-1974) was a timber merchant and the Otleys' garden won the B class category in the Canterbury Horticultural Society's garden competitions in 1932 and 1934.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. Although it is a single-level dwelling, the style and materials of the former Otley house are consistent with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

*Press* 7 December 1932, p. 13.

*Star* 7 December 1932, p. 5; 15 February 1934, p. 5; 16 February 1934, p. 5.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    former Green / Hill house

ADDRESS                    30 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1922

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and multiple hipped and gabled roof forms. Façade features a central hipped section, framed by gabled wings. Shingled gable ends and faceted bay windows. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the street within a mature garden setting. A stone pier and metal panel fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Rear extension (later 1980s?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has largely retained its original form and features.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built by Julia Green (nee Louisson), a widow, in 1922 and then purchased three years later by Herbert and Eileen (nee Lascalles) Hill. The Hills had married in 1924 and had four children. Herbert Hill (died 1962) was a wool broker and, by 1936, President of the NZ Wool Buyers' Association. The house remained in Hill family ownership until 1962; it has since passed through a number of other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

- John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Akaroa Mail & Banks Peninsula Advertiser* 24 November 1936, p. 3.  
*Lyttelton Times* 18 March 1901, p. 1.  
*Press* 7 April 1962, p. 13.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160). The site remained vacant until the later 1940s; Frederick Gresham, a dentist, was in residence by 1950.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house makes a contribution to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Seymour house

ADDRESS 34 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1922

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

A two storey dwelling with rectangular footprint and gable roof forms. Casement and fanlight type fenestration, shingled gable ends, gabled porch on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located within its site and the road boundary is marked by a brick wall. A driveway runs along the eastern boundary and two auxiliary buildings are located at the back of the lot.

MATERIALS/STRUCTURE

Timber framing and cladding, brick chimney on east wall, clay tile roof.

ALTERATIONS

Wing at rear of house removed (later 1990s?); chimney removed above roof (c.2010/11).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has largely retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for James Seymour, a fruiterer, in c.1922. James and Clara (nee Essex) Seymour married in 1904 and had two children; James successfully ran for Fendalton Riding of the Waimairi County Council in 1923. By 1926 Arthur Harvey was in residence at #34 and since the 1930s the house has passed through a number of other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Star* 5 April 1924, p. 6.  
*Press* 2 May 1923, p. 13.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Ogilvie house

ADDRESS                    36 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1921

STYLE

Bungalow

PHYSICAL DESCRIPTION

A two-storey dwelling with square footprint and gabled roof forms. Gable and hip-roofed dormers on principal, north-facing elevation. Exposed rafters and casement-and-fanlight type fenestration. Driveway to stand-alone garage runs along the eastern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centred on its lot within a mature garden setting. A low, picket fence marks the road boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, tile roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for Donald Ogilvie, a company manager, in 1921. Ogilvie had married (Laura) Gertrude McIlroy in 1911 and the couple had one daughter. By 1930 the house was the home of Arthur and Amy Wilkinson; it has since passed through a number of other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Star* 19 January 1922, p. 7.  
*Press* 20 June 1922, p. 2.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    former Craythorne / Parkinson house

ADDRESS                    42 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey house with rectangular footprint and gabled roof forms. Principal, north-facing elevation has cross-gabled bay flanked by first floor sunroom above enclosed entrance porch with random rubble stone piers. Boxed and faceted bay windows with casement-and-fanlight type fenestration; decorative braces at eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located close to the road boundary, which is marked by a solid timber paling fence. The house is very similar to that located at 46 Heaton Street.

MATERIALS/STRUCTURE

Timber framing and cladding, stone detailing, brick chimneys, corrugated metal roof.

ALTERATIONS

Extension to south elevation (pre-2000); brick chimneys reinstated (c.2013?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has largely retained its original form and features.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for Charles Craythorne, a retired farmer, in c.1925. Craythorne had married Daisy Iles in 1900 and the couple previously farmed at Yaldhurst. By 1930 Ada (nee Parish) and John Parkinson were in residence; the Parkinson family occupied the house through the 1930s. By 1950 the house home to Elizabeth Gorton; it has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

- John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Akaroa Mail & Banks Peninsula Advertiser* 12 December 1939, p. 2.  
*Oxford Observer* 21 April 1894, p. 2.  
*Press* 11 March 1950, p. 2.  
*Star* 11 May 1925, p. 9.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Barrow house

ADDRESS 46 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey house with square footprint and hipped and gabled roof forms. Principal, north-facing elevation has cross-gabled bay flanked by first floor sunroom above entrance porch with random rubble stone piers. Boxed and faceted bay windows with casement-and-fanlight type fenestration; decorative braces at eaves and shingled gabled ends and sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set near the road boundary, which is marked by an ivy-clad brick and timber paling fence, within a mature garden setting. The house is very similar to that located at 42 Heaton Street.

MATERIALS/STRUCTURE

Timber framing and cladding, stone detailing, brick chimney, slate roof.

ALTERATIONS

Chimney reinstated (c.2013?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and has retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and first acquired by William Midgley in November 1923. The property was owned by Alfred Winterbourn, a builder, between November 1924 and August 1925, suggesting that it may have been built by Winterbourn for its first residents, Annie (nee Wright) and Thomas Barrow. The couple had married in 1911 and had five children. Thomas (c.1877-1966) was a butcher with premises in Armagh Street; the family previously lived in Westminster Street. Since 1947 the house has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 9 April 1966, p. 16.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 50 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Troy Dunnage, builder
DATE OF CONSTRUCTION	2018

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey building with L-shaped footprint and gabled roof forms. Driveway providing access to garaging runs along the western boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is close to the road boundary behind a timber paling fence (retained from earlier house) and hedging.

MATERIALS/STRUCTURE

Vertical timber cladding, ribbed steel roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house was built after the original dwelling on the site (early 1920s) was demolished.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home that is in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Wood house

ADDRESS 62 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Half-timbering in gable ends, casement-and-fanlight type fenestration. Curved brackets frame ground floor porch on north elevation; exposed chimney on east wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is near the road boundary, which is marked by a timber paling fence.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Extensions to north elevation (later 1980s?). House reclad, first floor porch remodelled, side entrance porch removed, chimney on east wall reinstated (2017).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and, following its 2017 restoration, largely retains its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built as a retirement home for Amy (nee Brett) and Walcot Wood, a merchant; the latter (1864-1934) was a son of William Wood of Wood's Mill. Walcot Wood's funeral in September 1934 was attended by a large number of many people; a photograph of the funeral cortege was published in the *Star*. The house remained in Wood family ownership through the 1930s; it has since passed through other hands. The house was extensively reclad and restored in 2017.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. The house's styling suggests that the England Brothers, the firm by now being carried on by Eddie England, may have designed it.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Ashburton Guardian* 17 September 1934, p. 6.  
*Press* 18 April 1923, p. 16; 19 September 1934, p. 5.  
*Star* 18 September 1934, p. 7; 4 May 1935, p. 11.

REPORT COMPLETED

4 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME former Stubberfield house

ADDRESS 64 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Arts and Crafts Bungalow

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with rectangular footprint and composite pyramidal/mansard roof. Shed dormer on principal, north-facing elevation over central entry with semi-circular hood and pilasters. Boxed bay windows flank entry, shingled dormer and gable ends; hip-roofed bay on west wall. Driveway accessing stand-alone garage runs along eastern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the street behind a timber paling fence.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roof.

ALTERATIONS

Tile roof replaced with corrugated metal; chimney reconstructed (2000s?).

RATING

Defining

REASON FOR RATING

Although the house was built in the 1930s, it maintains the heritage values of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) but it was not erected until c.1936 for [Evelyn] Maud (died 1949) and Harry Stubberfield (c.1878-1957); the latter was a timber merchant. The property was sold in 1957, after Henry Stubberfield's death; at the time it was described as an architecturally-designed home. The house has passed through a number of other hands since 1957.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. Although it is a mid-1930s dwelling, the style and materials of the former Stubberfield house are consistent with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Star* 7 July 1933, p. 8.  
*Press* 21 September 1957, p. 27.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former Hollander house

ADDRESS 68 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Late 1920s

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and gabled roof forms. Gable ends are shingled, entrance porch has stone wall detailing, exposed rafters, casement windows. Driveway accessing rear of lot runs along western boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the street behind a plastered boundary wall.

MATERIALS/STRUCTURE

Timber framing and cladding, random rubble stone detailing, slate roof.

ALTERATIONS

Extension to rear (1990s?).

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and retains its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on land subdivided in 1919 (DP 5160) and was most likely built for Rosa and Abraham Hollander (1899-1952); the latter was managing director of a clothing company and office holder of the Royal Christchurch Musical Society. Abraham Hollander had immigrated from England with his parents in 1910 and became a naturalised New Zealand in 1938; the family was originally from Romania. He married Rosa Siegel in 1923 and the couple had four children. The Hollander family remained in possession of #68 into the 1950s; the house has since passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 19 June 1952, p. 8.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 245  
*DWELLING AND SETTING*– 70 HEATON STREET,  
CHRISTCHURCH**



**PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

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

The house at 70 Heaton Street is of historical and social significance as one of a number of substantial architecturally-designed homes built in Heaton Street after it was subdivided in 1914-1919 from Robert Heaton Rhodes' estate. The section was sold to Leonard Barnett Young in 1920 before being sold, in the mid-1920s, to Marjorie Reka McDougall, daughter of Robert McDougall, the benefactor of the McDougall Public Art Gallery. Marjorie McDougall married Claude Jack Ferrier in 1925 and the house was built for the newly married couple.

Marjorie Ferrier was a well-known philanthropist and community worker whilst her husband, a wool buyer, was well known as a businessman and Christchurch benefactor. Among other contributions to the city the Ferriers donated the Ferrier Fountain to the Christchurch Town Hall. In 1961 the dwelling was sold to Hamish Hay, who was the son of Sir James Hay, a noted philanthropist and founder of the well known department store Hay's Ltd. Hamish Hay

became Christchurch's longest serving mayor, serving five terms from 1974 to 1989. He was knighted for his services to the city in 1982. Hay and his family lived in Heaton Street for about 40 years, selling the property before his death in 2008.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

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

The dwelling at 74 Heaton Street has cultural significance as an example of an early 20<sup>th</sup> century professional couple's suburban residence. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

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

The dwelling at 70 Heaton Street has architectural and aesthetic significance as an English Domestic revival style house designed by the England Brothers in 1925. Robert England junior established an architectural practice in Christchurch in 1886, being joined by his brother Edward in 1906. After Robert died in 1908 Edward continued the practice specialising in large timber homes for wealthy clients. The England Brothers were responsible for some of Christchurch's more notable late 19<sup>th</sup> and early 20<sup>th</sup> century residential buildings, including the former McLean's mansion and the 1900 section of Riccarton House.

The dwelling is an asymmetrical two-storey building clad in weatherboards and half-timbered stucco, with a slate hipped roof. The half-timbered cross gable which is canted out on both sides of a two-storey rectangular bay is a striking feature of the north-facing façade. Entry is via a porch on the west side of the house. Prior to the 2010-2011 Canterbury earthquakes the dwelling had three brick chimneys. The two external chimneys which form part of the external walls have now been removed in their entirety, while the remaining chimney has at present been taken down to ceiling level. As part of the repair process some of the ground floor wall linings and fixtures and fittings have also been removed.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

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

The dwelling at 70 Heaton Street has technological and craftsmanship significance for its Arts and Crafts-style detailing, particularly in its façade and in its oak staircase.

## **CONTEXTUAL SIGNIFICANCE**

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

The dwelling at 70 Heaton Street has contextual significance as one of a number of architecturally-designed houses in Heaton Street. The house stands immediately to the west of a Colonial Georgian Revival style dwelling at 74 Heaton Street, which is also a listed item. Together the two dwellings illustrate the two most popular styles of architecture in the 1920s in Christchurch.

In addition to the dwelling, the setting consists of an established garden set behind a low stone wall with high hedge to the street boundary. The setting is enhanced by the mature trees that line Elmwood Park on the opposite side of the street.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The dwelling and setting at 70 Heaton Street are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The Rhodes' family estate at Elmwood, of which the property at 70 Heaton Street was a subdivision, was developed from the mid-1860s.

### **ASSESSMENT STATEMENT**

The dwelling and setting at 70 Heaton Street has overall significance to the Christchurch District, including Banks Peninsula. It has historical and social significance as the residence of the Ferrier and Hay families, both of whom made notable contributions to the city. The dwelling has cultural significance as a demonstration of the way of life of its former inhabitants and architectural significance as an example of the England Brothers' domestic architecture. It also has technological and craftsmanship significance for its Arts and Crafts-style detailing. The dwelling and its setting have contextual significance in relation to its neighbour at 74 Heaton Street and the residential character of Heaton Street in close proximity to Elmwood Park. The dwelling and its setting have archaeological significance, as they have the potential to provide evidence of pre-1900 human activity on the site.

### **REFERENCES:**

CCC Heritage file, *Dwelling and Setting – 70 Heaton Street*  
B. Clarke, 'A Lifetime in Political Arena' *Sunday Star-Times* 11 August 1996, p. A13.  
'Obituary [Mrs M. Ferrier]' *The Press* 31 December 1969, p. 2.  
'Obituary [Mr Jack Ferrier]' *The Press* 15 July 1986, p. 3.

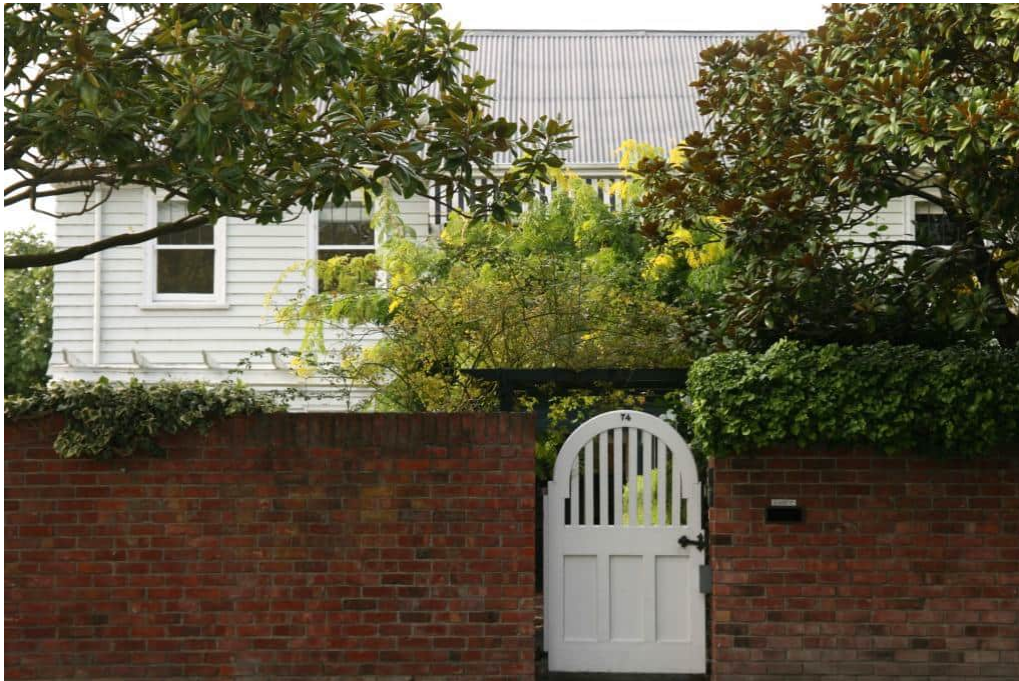
Historic place # 3713 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/3713>

**REPORT DATED: 27 February 2015**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 246  
*DWELLING AND SETTING – 74 HEATON STREET,  
CHRISTCHURCH***



**PHOTOGRAPH: CCC FILES, 7/3/2011**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

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

The dwelling at 74 Heaton Street has historical and social significance as one of a number of substantial architecturally-designed homes built in Heaton Street, after it was subdivided in 1914-1919 from Robert Heaton Rhodes' estate. The property was sold by RH Rhodes to Adelaide Fenerty, nee Armstrong, the former wife of accountant Reginald Fenerty in 1923. It was then on-sold to Eleanor Hargreaves, the wife of accountant Leonard Hargreaves in the same year. It was for the Hargreaves family, who had previously lived in Rastrick Street in Merivale, that the dwelling was built. In 1939 they sold the property to Lesley Belcher, the wife of Nelson Belcher, a clerk, and in 1983 it was purchased by the Christchurch architect Kerry Mason, who owned it until 1997.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

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



The dwelling at 74 Heaton Street has cultural significance as an example of an early 20<sup>th</sup> century professional couple's suburban residence. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

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

The dwelling at 74 Heaton Street has architectural and aesthetic significance as a Colonial Georgian Revival style building designed by Cecil Wood. Wood was a leading architect in Christchurch between the world wars. By the 1920s he had moved, like many of his fellow architects, from the picturesque English Domestic Revival style to the more formal Georgian Revival style employed here. With its symmetrical façade and single gable roof this house also reflects the greater simplicity that characterises the Georgian Revival style in particular and inter-war domestic architecture in general. The use of weatherboard claddings reveal an American Georgian influence rather than the English Georgian style used by Wood at Weston House, Park Terrace (1923-24, demolished). The interior follows the simplicity of the exterior with carefully proportioned ground floor rooms opening into each other. Feature elements in the interior, such as the fireplaces and built-in china cabinets, are defined by simplified Georgian forms.

In the late 1980s the rear of the house was extended by Kerry Mason with new kitchen and dining spaces. The roof of the addition was broken into two pitches to maintain the scale of the original house. In the wake of the 2010-2011 earthquakes, the brick chimneys were removed down to roof level.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

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

The dwelling at 74 Heaton Street has technological and craftsmanship significance as a demonstration of quality construction methods and techniques employed during the 1920s. The dwelling has a high level of decorative detailing rendered in a variety of materials, such as the patterned brick of the fireplaces and the twin arches which frame the marble-floored entry to the kitchen

### **CONTEXTUAL SIGNIFICANCE**

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

The dwelling at 74 Heaton Street has contextual significance as one of a number of architecturally-designed houses in Heaton Street that contribute to its residential character. The house stands immediately to the east of an English Domestic Revival style dwelling at 70 Heaton Street, which is also a listed item. Together the two dwellings illustrate the two most popular styles of architecture in the 1920s in Christchurch.

The dwelling stands on a rectangular parcel of land at the corner of Heaton Street and Allister Avenue. The latter was developed in 1920 and named in 1921. The setting consists of an established garden with a swimming pool on the north side of the house. The mature garden setting, which is sheltered by a tall brick wall running along the street boundary, is consistent with those of neighbouring houses. The setting is enhanced by the mature trees that line Elmwood Park on the opposite side of the street.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

The dwelling and setting at 74 Heaton Street are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The Rhodes' family estate at Elmwood, of which the property at 70 Heaton Street was a subdivision, was developed from the mid-1860s.

## **ASSESSMENT STATEMENT**

The dwelling and setting at 74 Heaton Street has overall heritage significance to the Christchurch District, including Banks Peninsula. It has historical significance as an example of one of the original houses built following the subdivision of Robert Heaton Rhodes' Elmwood estate. The dwelling has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance for its Colonial Georgian Revival style design by the leading Canterbury architect Cecil Wood. The dwelling has technological and craftsmanship significance for the quality of its construction and architectural detailing. The dwelling and its setting has contextual significance in relation to its neighbour at 70 Heaton Street and the residential character of Heaton Street in close proximity to Elmwood Park. The dwelling and its setting have archaeological significance, as they have the potential to provide evidence of pre-1900 human activity on the site.

## **REFERENCES:**

CCC Heritage File *Dwelling and setting – 74 Heaton Street*

Historic place # 3716 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/3716>

Adrienne Rewi 'Georgian Rules' *New Zealand Home and Building*, June/July 1992, pp. 92-95.

Ruth Helms 'The Architecture of Cecil Wood' PhD Thesis, University of Canterbury, 1996.

**REPORT DATED: 27 February 2015**

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    former Benjamin house

ADDRESS                     80 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial Georgian Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and hipped roof forms. Shutters, double-hung sash windows with multi-pane uppers; recessed entrance porch on principal, north-facing elevation is framed by pediment and columns. Palladian window style treatment of front door; arched, multi-pane windows and lean-to veranda at rear of house. Access to stand-alone garaging on south boundary off Alister Avenue.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the corner of Heaton Street and Alister Avenue behind a timber paling fence; lychgate style entrance off Heaton Street.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated steel roof.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

The house dates to the interwar period and retains its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on the westernmost lot of Heaton Rhodes' 1914 subdivision (DP 4014); the site appears to have been undeveloped until the house was built for Elizabeth (nee Mangin) and Robert Benjamin in c.1934. Robert Benjamin was a builder and timber merchant and, after his retirement, the manager of the Elmwood Bowling Club; his widow remained in the house after his death in 1940.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period. Although it is a mid-1930s dwelling, the style and materials of the former Benjamin house are consistent with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 13 January 1938, p. 18; 27 August 1940, p. 1; 29 August 1929, p. 8; 30 July 1948, p. 6.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME                    Vacant site  
ADDRESS                    82/84 Heaton Street  
                                  Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Vacant lot.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Vacant lot with temporary perimeter fencing.	
MATERIALS/STRUCTURE	
N/A	
ALTERATIONS	
N/A	
RATING	
Intrusive	
REASON FOR RATING	
The site is vacant following the demolition of the house on the lot in c.2019.	

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The established character of the RHA arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Houses in the area provide an example of the building materials, methods and craft skills that were typical of the period in which they were built.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME House  
ADDRESS 86 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Early 2000s?

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint, gabled and flat roof forms. Casement windows, louvred detail on façade. Attached garage along east wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies most of its lot; the road boundary is marked by a solid paling fence.

MATERIALS/STRUCTURE

Plaster rendered walls, aluminium joinery, corrugated steel roof.

ALTERATIONS

Extended on west elevation (c.2015?).

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house replaced an early 1920s dwelling on the site in the 2000s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home that is in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME                    House  
ADDRESS                    88 Heaton Street  
                                  Christchurch

PHOTO



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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and offset gable roof. Extensive glazing, timber slat sunshades, spiral stair to first floor on façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies most of its lot with north and east boundaries marked by ivy-clad walls. The driveway is shared with neighbours on the eastern boundary.

MATERIALS/STRUCTURE

Fibre cement walls with compressed pebble finish, concrete block, aluminium joinery, and corrugated steel roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house replaced the early 1920s McDonald/Templin house that occupied what is now 88, 90, 92 and 92A Heaton Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home that is in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Unit  
ADDRESS 92 Heaton Street  
Christchurch

PHOTO



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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey duplex units with rectangular footprint and low-pitched gable roof. Casement windows, overhanging eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The two units are perpendicular to the street and set close to the road boundary, which is marked by a timber paling fence and hedging. The driveway is shared with neighbours on the western boundary.

MATERIALS/STRUCTURE

Textured 'Summerhill stone' type brick, vertical timber battens, stone detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

The unit maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This flat was built in what had been the garden of the early 1920s McDonald/Templin house, which occupied what is now 88, 90, 92 and 92A Heaton Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The unit demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The duplex units at 92 and 92A present a unified appearance, largely akin to a single-family home, and are therefore in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The unit maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

---

ITEM NAME Unit  
ADDRESS 92A Heaton Street  
Christchurch

PHOTO



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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey duplex units with rectangular footprint and low-pitched gable roof. Casement windows, overhanging eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The two units are perpendicular to the street and set close to the road boundary, which is marked by a timber paling fence and hedging. The driveway is shared with neighbours on the western boundary.

MATERIALS/STRUCTURE

Textured 'Summerhill stone' type brick, vertical timber battens, stone detailing, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

The unit maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This flat was built in what had been the garden of the early 1920s McDonald/Templin house, which occupied what is now 88, 90, 92 and 92A Heaton Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The unit demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The duplex units at 92 and 92A present a unified appearance, largely akin to a single-family home, and are therefore in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The unit maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1364  
*DWELLING AND SETTING - 98 HEATON STREET,  
MERIVALE, CHRISTCHURCH***



**PHOTOGRAPH: G. WRIGHT 18/03/2015**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

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

98 Heaton Street and its setting has historical and social significance as one of a number of larger dwellings built in Heaton Street during and in the years following World War I.

In 1914 prominent politician and philanthropist Sir Robert Heaton Rhodes subdivided a portion of his *Elmwood* estate to create what would become a prime residential area in the suburb of Merivale to be known as Heaton Street. The new street's sections were sold off and developed over the following decade, creating a consistent townscape of substantial homes.

The two and a half lots that comprise 98 Heaton Street were sold to retired farmer William Smith in late 1915. William Munro Smith (1869-1945) was probably born in the Ellesmere district. About 1890 he was appointed manager of Springbank, a large property at Otaio in South Canterbury. Smith remained in this position until c1905. After a short period as an estate agent in Christchurch, he resumed farming at a property in Ohoka. This was sold up in 1913 when Smith re-settled in Christchurch permanently. His new Heaton Street home was commenced in late 1915 and occupied the following year. A decade after William Smith's death, his son sold the property to jeweller Kenneth Bartlett in 1956. Bartlett sold it to the present owner in 1968.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**



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

98 Heaton Street has cultural significance as an early twentieth century suburban residence, the design and detail of which reflects the way of life of its first owners. It is tangible evidence of the cultural societal residential changes to the suburban areas of Christchurch which, in the early twentieth century, saw the subdivision of the early larger landholdings reflecting the urban spread of the city and its increasing population by this date.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

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

98 Heaton Street has architectural and aesthetic significance as a substantial Domestic Revival-style house dating from 1915-1916.

The house was built in 1915-1916 by Graham and Son for William Smith. The architect has not been identified, but the date on the building permit (16 August 1915) coincides neatly with a tender advertisement (31 July & 3 August 1915) from B J Ager for a Heaton Street house, with applications closing on 6 August 1915. This was the only Heaton Street tender advertised that year.

The dwelling is an example of a timber late Edwardian Domestic Revival house, with typical 'Arts and Crafts' form and features marking the stylistic transition from the villa to the bungalow. The house has a picturesque asymmetrical appearance with large triangular-battened gables, exposed eaves, cusped brackets, a slate roof, and casement windows with leaded top-lights. It originally had brick chimneys with ogee corniced caps and tall pots, but these have been removed. The dwelling otherwise has a high degree of external integrity.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

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

98 Heaton Street has craftsmanship significance as an illustration of early twentieth century construction methods and use of materials, and particularly for its extensive Arts and Crafts detailing.

### **CONTEXTUAL SIGNIFICANCE**

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

98 Heaton Street and its setting has contextual significance as one of the earliest of a large number of houses of a similar age, style and scale arrayed along Heaton Street. Together these houses form an important and largely intact 'interwar' domestic streetscape.

The setting of the dwelling consists of its immediate parcel, a large rectangular suburban section with an established garden. A low rustic stone wall and a fence conceal the property from the street.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

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

98 Heaton Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The Elmwood property was developed by the Rhodes family from the mid-1860s.

## **ASSESSMENT STATEMENT**

98 Heaton Street and its setting has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling and its setting has historical and social significance as one of a number of larger homes built in Heaton Street during and in the years following World War I. The dwelling has cultural significance as a substantial early twentieth century suburban residence, the design and detail of which reflects the way of life of its first owners. The dwelling has architectural and aesthetic significance as a substantial Domestic Revival-style house dating from 1915-1916, marking the transition from the villa to the bungalow. The dwelling has technological and craftsmanship significance as an illustration of early twentieth century construction methods and use of materials, and particularly for its extensive Arts and Crafts detailing. The dwelling has contextual significance as one of the earliest of a large number of houses of a similar age, style and scale arrayed along Heaton Street. Together these houses form an important and largely intact 'interwar' domestic streetscape. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **REFERENCES:**

CCC Heritage File: House - 98 Heaton Street

*Press* 31 July, 3 August 1915

CCC Building Permit Register, 1915

**REPORT DATED:** 18/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Mary and George Congreve, of Briscoe & Co. By 1923 the house was the home of Herbert Whittingham, an accountant, and his family; from the mid-1920s through the mid-1940s, it was the residence of Nellie (nee Blackett) and George Raymond, a former teacher and the Canterbury inspector of schools.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

*Sun* 26 April 1919, p. 11.

*Press* 1 November 1944, p. 6.

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Jane (nee Smithson) and Walter Andrew, of Wilkinson & Andrew, clothing manufacturers. The house was the residence of Mary (nee Menlove) and Arthur Wilson (c.1867-1951) from c.1930 through into the mid-1950s. Arthur Wilson was a son of Christchurch mayor, William Wilson, and he managed the family's inner-city commercial properties. Since the 1950s the house has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 13 October 1951, p. 2.

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AUTHOR

Dr Ann McEwan, Heritage Consultancy  
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#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Emily and Matthew Arlow (died 1942), a wholesale merchant. By 1924 the house was occupied by Ruth (nee Stone-Condell) and Maurice Russell, an insurance manager; it remained in the Russell family through into the 1950s.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 5 May 1966, p. 28.  
*Sun* 5 July 1919, p. 12.

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5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy  
Services



CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME former Rodger / Ashworth house

ADDRESS 116 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1920

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration, exposed rafters, boxed oriel and faceted bay window on principal, north-facing elevation. First floor walls flare out over ground floor; gabled dormers on east and west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located on its site; the road boundary is marked by a brick and vertical board and batten fence. Access to the stand-alone garage runs along the eastern boundary.

MATERIALS/STRUCTURE

Timber framing and cladding, slate roof.

ALTERATIONS

Chimney reinstated (c.2012).

RATING

Defining

REASON FOR RATING

The house dates to the early development period of the area and has retained its original form and features.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Nellie and James Rodger, an importer with premises in Lichfield [later Manchester] Street. By 1926 the house was the residence of Hilda and Major Robert Ashworth; it remained in the Ashworth family's possession through the 1940s. By the late 1930s Robert Ashworth (died 1947) was a newspaper proprietor; since c.1950 the house has passed through other hands.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

REPORT COMPLETED

5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN  
HEATON STREET RESIDENTIAL HERITAGE AREA  
INDIVIDUAL SITE RECORD FORM

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ITEM NAME House  
ADDRESS 118 Heaton Street  
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1965

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hipped and gable roof forms. Garage attached on west elevation; diagonally-laid timber board gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is centrally located on the site and the road boundary is marked by a brick wall. Access to the attached garage runs along the western boundary.

MATERIALS/STRUCTURE

Brick walls, timber detailing, concrete tile roof.

ALTERATIONS

Garage extension added to west elevation (pre-c.2000).

RATING

Neutral

REASON FOR RATING

The house maintains the residential character of the area.

#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street from 1914 until the present day. This house was built in what had been the garden of the former Wauchop house at 122 Heaton Street.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The house demonstrates the way of life of its residents and is in keeping with the cultural values of the area as a whole.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The house is a single-family home in keeping with the architectural values of the area.

#### CONTEXTUAL SIGNIFICANCE

The house maintains the residential character of the RHA.

#### ARCHAEOLOGICAL SIGNIFICANCE

The site may have the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of contemporary building materials and construction methods.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)

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5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services



#### HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Heaton Street, primarily during the 1920s. The house stands on one of the lots subdivided in 1914 and was built for Agnes and Henry Wauchop (1882-1968), a merchant, and their four children. The house remained in possession of the Wauchop family into the 1950s, after which time they moved to Glandovey Road. In c.1965 the garden of the Wauchop house was developed (118 Heaton Street); in November 1969 a plaque commemorating Henry Wauchop's contribution to Lancaster Park was unveiled there by Mayor Guthrey.

#### CULTURAL AND SPIRITUAL SIGNIFICANCE

The area's cultural values arise from the expression of the social status and way of life of its early residents, which is demonstrated by the size and style of its historic houses.

#### ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date predominantly from the 1920s; they illustrate the fashionable residential styles and typologies of the interwar period.

#### CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern embodied in the street and neighbouring park.

#### ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20<sup>th</sup> century development, as well as to its pre-1900 use and development.

#### TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The dwelling provides an example of the building materials, methods and craft skills that were typical of the period.

#### REFERENCES

John Wilson *Christchurch Contextual Historical Overview* (2005/2013)  
*Press* 29 January 1968, p. 12; 26 November 1969, p. 22.

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5 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services