

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former doctor's house and surgery

ADDRESS 29 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Samuel Farr, architect

DATE OF CONSTRUCTION 1875

STYLE

Italianate

PHYSICAL DESCRIPTION

A two-storey dwelling with an L-shaped footprint and gabled roof forms. Principal, east-facing elevation has cross-gabled bay with faceted bay window framing gabled entrance porch. Bracketed eaves, finial on west gable, single-storey lean-to to south; south elevation clad in corrugated metal.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street, London Street is to the south. The house is close to the road boundary, which is marked by a picket fence and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Casement-and-fanlight type windows installed; sunroom addition to north (1920s?).

RATING

Defining

REASON FOR RATING

Although modified in the early 20th century, this is a notable colonial dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The house built for Hugh Macdonald, a Scottish-born doctor, was erected on the former site of the Queens Hotel, which burnt down in 1870. Macdonald (1844-86) had been resident in Lyttelton since c.1868; he married Mary Hislop of Dunedin in 1874. The couple had seven children and Dr Macdonald was elected a borough councillor in 1876; he also ran a pharmacy until 1885. After Macdonald's death in early 1886, the property, excluding that portion of the lot adjoining London Street, was transferred to Dr William Harrison. In 1905 Harrison sold to Dr John Alexander Newell, who served as doctor to the Lyttelton Gaol, as well attending his own patients. Dr Newell transferred the subject lot to Bertram Gilmour in 1920; it has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 31 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 th century?

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a T-shaped footprint and hipped and gabled roof forms. Principal, east-facing elevation has gabled bay with shingle detailing and straight veranda sheltering main entry with side and fanlights. Bracketed eaves, rear (west) lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street in the block bounded by Winchester Street in the north and London Street in the south. The house is close to the road boundary, which is marked by a low masonry wall and hedging. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Sunhood removed from front window (2010s).

RATING

Defining

REASON FOR RATING

A villa that upholds the historic and architectural values of the area and has considerable contextual value within this section of Oxford Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Williams house [?]

ADDRESS 33 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has straight veranda sheltering central entry. Bracketed eaves, cast-iron lacework veranda detailing; main entry has mid-century glazed door with side and fanlights. South elevation is clad in corrugated metal, lean-to at rear (west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street in the block bounded by Winchester Street in the north and London Street in the south. The house is close to the road boundary, which is marked by a picket fence. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Door and windows replaced in façade (mid-20th century).

RATING

Defining

REASON FOR RATING

A slightly modified villa that upholds the historic and architectural values of the area and has considerable contextual value within this section of Oxford Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The house appears to have been the home of John Williams, a fisherman, in the early 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 35 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary neo-colonial

PHYSICAL DESCRIPTION

A one-a-and-half storey dwelling with a rectangular footprint and half hipped roof. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the road boundary on the west side of Oxford Street; Winchester Street is to the north. The road boundary is partly marked by a metal fence; it is also open to provide access to a parking pad.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A modern house that appears to have replaced an earlier dwelling at the west end of the lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Davis house

ADDRESS 37 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Principal, east-facing elevation has straight veranda sheltering central entry and paired, double-hung sash windows. Bracketed eaves, cast-iron lacework veranda detailing; main entry has side and fanlights. South elevation clad in corrugated metal, lean-to at rear (west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street in the block bounded by Winchester Street in the north and London Street in the south. The house is close to the road boundary, which is marked by metal picket fence mounted on a low masonry wall. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Leadlight glass installed in front door (date unknown).

RATING

Defining

REASON FOR RATING

A villa that upholds the historic and architectural values of the area and has considerable contextual value within this section of Oxford Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title on this property was issued to Jane Wormald, a widow of Lancashire, England, in 1883. She transferred the lot to Henry Davis, a local engine driver, in 1897. Davis held the property, and lived in the house, until 1910, when he transferred it to William Lester, a painter. In 1920 the property was acquired by Joseph Walker, a school teacher; since 1924 it has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 767
*FORMER WARDER’S HOUSE AND SETTING – 39 OXFORD
STREET, LYTTELTON***



PHOTOGRAPH : MARGARET LOVELL-SMITH, 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 building has high historical and social significance as a dwelling dating from the first 50 years of settlement and for its long association with Lyttelton Gaol, being the house that the Chief Warders, and occasionally an ordinary warder, lived in until 1921. Current research to date suggests that 39 Oxford Street was constructed in 1875-76 by prison labour on what had, by then, become Crown land. The house is an imposing on its corner site and reflects the importance of the gaol warders in Lyttelton in the second half of the 19th century. The Crown owned the property until the 1960s when it passed into private ownership. It has had several owners since then, but the current owners have owned the property since 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 Warder's House has cultural significance for its association with Lyttelton Gaol over a period of over 40 years and as a tangible cultural link to a particular form and type of penal institutions and treatment that reflected the established European societal mores and habits in the 19th century. It has cultural significance as part of the history of New Zealand's penal system. The gaol was a major institution in the town, being the only prison in Canterbury for many years, and the warders were important in Lyttelton society in the late 19th century.

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.

39 Oxford Street is a prominent corner house, rectangular in form with a lean-to to the rear, built in the 1870s. It is constructed of timber using rimu and totara, with a corrugated iron roof. The dwelling has architectural and aesthetic significance as a building in the Carpenter Gothic style, as demonstrated by the steeply pitched roof and the timber fretwork and finials on bargeboards and the cast iron fretwork on the veranda, and for its retention of original features. Unusually for the time the building has decorative, tile hung gable ends. The dwelling originally had a tall brick chimney with very tall carved and fluted triple chimney pots, but these have been replaced by a metal flue following the Canterbury earthquakes of 2010-2011. There are large double hung sash windows in each of the front gables and at each end of the transverse gables, the one in the south wall being added in 1998. Internally the house retains original features such as a carved wooden fireplace in the lounge, moulded architraves, cornices, skirting boards, timber board walls and some areas of early wall coverings.

Over the years alterations have been undertaken such as the addition of two bathrooms over the years, the additional sash window as already mentioned and re-roofing. Following the earthquakes as well as the loss of the brick chimney, the southern retaining wall has been upgraded to a large concrete wall, repairs have been undertaken to floors, walls, verandah and windows, along with repainting, plumbing and an electrical upgrade.

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.

39 Oxford Street has technological and craftsmanship significance for its ability to demonstrate the construction techniques from the 1870s with timber framed and weather board dwellings using native timber and for the evidence of 19th century craftsmanship particularly the decorative timber and metalwork elements and internal detail.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of

consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Warder's House sits on a prominent corner site in Lyttelton, facing towards the gaol site, with which it is associated. It has contextual significance for this association and for its prominent position on Oxford Street. It also sits within a historic streetscape that includes timber cottages and historic features such as stone walling and stone kerbs and channels.

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.

39 Oxford Street and its setting are of archaeological significance because have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling and site at 39 Oxford Street is of overall significance to Christchurch and Banks Peninsula for its former use as the Lyttelton Gaol Warder's House and as a nineteenth century colonial dwelling. It has high historical and social significance as a dwelling dating from the first decades of European settlement, for its long association with Lyttelton Gaol a major institution in the town, being the only prison in Canterbury for many years, and as a Crown owned the property for almost 100years. The Warder's House has cultural significance for its association with Lyttelton Gaol over a period of over 50 years and as a tangible cultural link to a particular form and type of penal institutions and treatment that reflected the established European societal mores and habits in the 19th century. It has cultural significance as part of the history of New Zealand's penal system. The dwelling has architectural and aesthetic significance as a building in the Carpenter Gothic style and for its retention of original features. 39 Oxford Street has technological and craftsmanship significance for its ability to demonstrate construction techniques from the 1870s, particularly around the decorative timber and metalwork. 39 Oxford Street has contextual significance for its association with the gaol, for its prominent position on Oxford Street within a historic streetscape that includes timber cottages and historic features such as stone walling and stone kerbs and channels. It is of archaeological significance because have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

Lovell-Smith, Margaret, *Background Information Listed Heritage Place, The Warder's House, 39 Oxford Street, Lyttelton –2014*

REPORT DATED: 23/06/2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Williams house [?]

ADDRESS 43 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Pre-1865

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Principal, east-facing elevation has a central door flanked by multi-pane sash windows. Deck at rear (west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street, in the block bounded by Exeter Street in the north and Winchester Street in the south. The house is close to the road boundary, which is marked by a masonry fence with balustrade style panels. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). New boundary fencing (2010s).

RATING

Defining

REASON FOR RATING

An early colonial cottage that upholds the historic and architectural values of the area and has considerable contextual value within this section of Oxford Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The house may have been the home of Jane Williams in the early 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Rondean cottage

ADDRESS 45 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Pre-1865

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, east-facing elevation has a central door flanked by multi-pane sash windows. Deck at rear (west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street, in the block bounded by Exeter Street in the north and Winchester Street in the south. The house is built to the road boundary and there is a carport attached to the south wall, which is clad in corrugated metal.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Carport addition (c.1990?).

RATING

Defining

REASON FOR RATING

An early colonial cottage that upholds the historic and architectural values of the area and has considerable contextual value within this section of Oxford Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Title was issued to Richard Rondean, a local labourer, for this property in 1888. Rondean transferred it to Victor Dromgoole in 1911; it has passed through other hands since 1939. The cottage may have been the home of Alfred Watson, a labourer, in the early 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1098
*DWELLING AND SETTING – 47 OXFORD STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY, 2013

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 is of historical and social significance as it dates from c1860 and retains the appearance of a 19th century colonial cottage. Research to date suggests the dwelling at 47 Oxford Street was built between 1853 and the late 1860s. Town Section 94 was purchased in 1852 from the Canterbury Association by Thomas Mutton. Mutton was one of the members of the first Borough Council when Lyttelton was constituted a borough in 1868. Mutton, a builder, had built on Town Section 94 by 1854 and continued to develop the property until the late 19th century. He lived on the property and leased houses to others. The Town Section comprised, in part, the land now occupied by 47, 49, 51 and 53 Oxford Street. A photo dating from around the late 1860s/early 1870s shows the building as having a large commercial window on the south side of the front façade suggesting commercial use at this time. Mutton died in 1918 and this property passed to his widow Maria. Maria Mutton sold the property which is now No. 47 to John Charles Smith of Lyttelton, a wharf labourer, in 1937 and two years later Smith extended the property to the south by 4.4 perches as a small cottage that sat between what is now 45 and 47 Oxford Street had been demolished. The property remained in the Smith family until 1980 at which time it was purchased by a retired couple who retained ownership until 1995 when it was purchased by the current owner.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the

symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The dwelling has cultural significance as evidence of a way of life and pattern of housing in Lyttelton in the 1860s when Lyttelton saw a period of significant growth requiring accommodation for a colonial workforce and families. Important public works, such as the Lyttelton rail tunnel (1860-67) and the redevelopment of the port (1865 onwards), were accompanied by an increase in trade and immigration. As a consequence, the town's population grew from 548 in 1856 to 1,400 in 1868 and cottages, possibly with some commercial use as research suggests was the case at 47 Oxford Street, were built to house the town's workforce during this period.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The cottage has some architectural and aesthetic value as a weatherboard colonial cottage which has retained its original form and scale from the roadway. The building has undergone some alteration since its construction including the replacement of the front windows in the first half of the 20th century with matching casements with fanlights above. In the late 1990s the dwelling was altered internally and externally and an addition was made to the west elevation. The interior was altered with the removal of several walls to open the internal spaces and merge with the addition to the west elevation. External windows were added and altered on the southern elevation and changes to the windows in the southern elevation which has been reclad in corrugated iron, possibly at an early date. An early photo of the cottage from around the mid 19th century shows the building as having a large commercial styled window on the southern side of the front façade with a sash window on the northern side suggesting the property may have had a combined residential and commercial use, a commercial use further supported by the inset front door.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The cottage has some technological and craftsmanship value as it will contain material and construction evidence dating from the first decades of colonial settlement in Lyttelton.

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.

As part of a group of 19th century dwellings 47 Oxford Street and its setting has contextual significance as it contributes to a streetscape that has retained its original colonial character. Like the other listed buildings in the group 47 Oxford Street sits close to the roadway, positioned alongside its two southern neighbours hard up to the footpath. The cottage is one of three that are consistent in style, scale and form and together with the other three 19th dwellings form a cohesive colonial streetscape in this section of Oxford Street which has also retained its cobbled gutters.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

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

ASSESSMENT STATEMENT

47 Oxford Street and its setting has overall significance to the Christchurch including Banks Peninsula. The dwelling is of historical and social significance as it dates from c1860 and retains the appearance of a 19th century colonial cottage. It was part of the progressive development of this section of Oxford Street undertaken by builder and Lyttelton Borough Council member Thomas Mutton. The dwelling has cultural significance as evidence of a way of life and pattern of housing in Lyttelton in the 1860s when Lyttelton saw a period of significant growth requiring accommodation for a colonial workforce and families. As part of a group of 19th century dwellings 47 Oxford Street and its setting has contextual significance as it contributes to a streetscape that has retained its original colonial character. Like the other listed buildings in the group 47 Oxford Street sits close to the roadway, positioned alongside its two southern neighbours hard up to the footpath. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property.

REFERENCES:

Christchurch City Council Heritage File *47 Oxford Street*
Kristina Pickford Historical Research *47 Oxford Street*
Simon Daisley Background Historical Information *47 Oxford Street*

REPORT DATED: 20 MARCH, 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Thomas house [?]

ADDRESS 49 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single storey dwelling with a rectangular footprint and pyramidal roof. Straight veranda on principal, east-facing elevation shelters central entry flanked by bungalow-era casement and fanlight type windows. Bracketed eaves, lean-to at rear (west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street, in the block bounded by Exeter Street in the north and Winchester Street in the south. The house is close to the road boundary, which is marked by a picket fence. There is pedestrian access only to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Façade windows replaced (1930s?). Reroofed (1970s?).

RATING

Defining

REASON FOR RATING

A slightly modified villa that upholds the historic and architectural values of the area and has considerable contextual value within this section of Oxford Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Town Section 94 was purchased in 1852 from the Canterbury Association by Thomas Mutton. Mutton was one of the members of the first Borough Council when Lyttelton was constituted a borough in 1868. Mutton, a builder, had built on Town Section 94 by 1854 and continued to develop the property until the late 19th century. He lived on the property and leased houses to others. The Town Section comprised, in part, the land now occupied by 47, 49, 51 and 53 Oxford Street. The subject house appears to have been a nursing home run by Mrs William Thomas in the early 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1096
*DWELLING AND SETTING – 51 OXFORD STREET, LYTTELTON***



PHOTOGRAPH : SIMON DAISLEY, 2013

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The dwelling and setting at 51 Oxford Street has historical and social significance as a Victorian villa that typified the residential settlement of this area. Research to date suggests the dwelling at 51 Oxford Street was built between 1883 and 1893. Town Section 94 was purchased in 1852 from the Canterbury Association by Thomas Mutton. Mutton was one of the members of the first Borough Council when Lyttelton was constituted a borough in 1868. Mutton, a builder, had built on Town Section 94 by 1854 and continued to develop the property until the late 19th century. He lived on the property and leased houses to others. The Town Section comprised, in part, the land now occupied by 47, 49, 51 and 53 Oxford Street. In 1918 the property passed to Mutton's wife Maria who, in 1922 sold the property for 51 Oxford Street, to Percy Beaumont, a boat builder. During the remainder of the 20th century the house changed hands several times with the occupations of the owners reflecting the port location including a seaman, a waterside worker, and a retired waterside worker. The property has undergone some alteration and remains in use as a residential dwelling.

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 51 Oxford Street has cultural significance as an example of a dwelling of the later part of the 19th century. Its ownership record reflects the occupations of those who inhabited the cottages and villas that made up a large portion of Lyttelton's housing stock during the 19th and early 20th century.

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.

51 Oxford Street has architectural and aesthetic significance as a single storeyed, weatherboard, square plan box villa with a hipped roof and verandah, with iron fretwork, to the street side. It was built around the 1880s/early 1890s. The topography of the site slopes down towards the south and the house is cut in to the ground at the north side. Alterations have been made to the dwelling including the recladding of all elevations except the front façade and all windows replaced with aluminium windows. The house retains the symmetry, scale and form of the original design. The interior has been altered however the original layout remains legible and some original fabric and detailing remain. The proximity of the house to the street, the adaption of this style of dwelling to the slopes of Lyttelton, and the timber construction reflect a vernacular character with which the port town is associated.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The building has some technological and craftsmanship value as an example of the work of local builders in the latter part of the 19th century in Lyttelton. It also has technological and craftsmanship value for the potential it has to reveal information about 19th century construction, materials, fixtures and fittings.

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 51 Oxford Street and its setting has contextual significance as part of a group of 19th century dwellings in this block of Oxford Street. The dwelling is single storeyed and sits at the centre of the group of mainly single storey dwellings. This group of dwellings form a coherent section of 19th century streetscape and form an intact group of residential

buildings that reflect the historic character of this area of Lyttelton. The street boundary of 49 and 51 Oxford Streets is defined by picket fences with small front gardens as distinct from their earlier neighbours which front the roadway. The streetscape value of this cohesive group is enhanced by the proximity of the buildings to the street. The consistency of the dwelling with its neighbour and with the rest of the group in terms of the scale of the buildings, 19th century character, and proximity to the roadway give this group contextual significance within Lyttelton.

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 property at 51 Oxford Street is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling at 51 Oxford Street has overall significance to the Christchurch district including Banks Peninsula. It has historical and social significance as a late 19th century villa built by Thomas Mutton, a builder and early member of the Lyttelton Borough Council who developed this section of Oxford Street. The dwelling at 51 Oxford Street has cultural significance as an example of a dwelling that made up a large portion of Lyttelton's housing stock during the 19th and early 20th century. The dwelling has architectural and aesthetic significance as a single storey dwelling with a symmetrical façade and verandah featuring decorative iron fretwork. The dwelling has contextual significance as part of a group of dwellings built in the mid to late 19th century the dwelling makes a contribution to the heritage character of the streetscape between Exeter Street and Winchester Street, on Oxford Street. The property at 51 Oxford Street is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

REFERENCES:

Simon Daisley, Background Information Listed Heritage Place, 51 Oxford Street.
Kristina Pickford Number 51 Oxford Street, Lyttelton May 2010

REPORT DATED: 11.3.2015

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

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**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1095
*DWELLING AND SETTING – 53 OXFORD STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY, 2013

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 is of historical and social significance and was built c1868 as part of the development of Town Section 94 by Thomas Mutton a builder and Borough Councillor. This dwelling was originally part of Town Section 94 which was purchased in 1852 from the Canterbury Association by Thomas Mutton. Mutton was one of the members of the first Borough Council when Lyttelton was constituted a borough in 1868. Mutton, a builder, had built on Town Section 94 by 1854 and continued to develop the property until the late 19th century. He lived on the property and leased houses to others. The Town Section comprised, in part, the land now occupied by 47, 49, 51 and 53 Oxford Street. Research to date suggests that this dwelling could have been built by 1868 when a 'double house' is noted on the Town Section in the Lyttelton Borough Council Valuation Roll 1868. Mutton died in 1918 and by 1920 the property was owned by Joseph Torrens, a labourer. The property remained in the Torrens family until 1958 after which it changed hands several times. Some alterations have been made to the building which remains in use as a residential dwelling.

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 53 Oxford Street has cultural significance as an example of a mid-19th century colonial dwelling. It is a tangible reminder of a way of life and pattern of housing in Lyttelton in the 1860s when Lyttelton saw a period of significant growth requiring accommodation for a colonial workforce and families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The cottage has some architectural and aesthetic value as a weatherboard colonial cottage and for its scale and the simplicity of its design. Research to date suggests that this house was built by 1868 and stylistically it conforms to this mid 19th century colonial cottage style. The one and a half storey weatherboard dwelling has undergone some alteration including replacing the roof with decramastic roofing, the replacement of original sash windows, the insertion of French doors in the northern elevation of the building and the addition of a lean-to to an earlier lean-to at the rear of the building. The dwelling has retained the form of a colonial cottage and reflects the materials, scale and form of residential dwellings that made up a large portion of Lyttelton's housing stock during the 19th century. The proximity of the house to the street, the adaption of this style of dwelling to the slopes of Lyttelton, and the timber construction reflect a vernacular character with which the town is associated.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The building has some technological and craftsmanship value for the potential it has to reveal information about 19th century construction methodologies, materials, fixtures and fittings. It is a remaining example of the work of local builders in the mid 19th century in Lyttelton.

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 53 Oxford Street and its setting has contextual significance as part of a group of listed 19th century dwellings in this block of Oxford Street. The dwelling is one and half storeyed and sits at the northern end of the group of mainly single storey dwellings. This group of dwellings form a coherent section of 19th century streetscape and form an intact group of residential buildings that reflect the historic character of this area of Lyttelton, enhanced by the fact that Oxford Street has retained its 1880s cobblestone gutters and stone kerbs. The streetscape value of this cohesive group is enhanced by the proximity of the buildings to the street. The consistency of the dwelling with its neighbour and with the rest of the group in terms of the scale of the buildings, 19th century character, and proximity to the roadway give this group contextual significance within the area. The setting consists of the property title.

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 property at 53 Oxford Street and its setting has archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling at 53 Oxford Street and its setting has overall significance to Christchurch including Banks Peninsula. The dwelling is of historical and social significance and was built c1868 as part of the development of Town Section 94 by Thomas Mutton a builder and Borough Councillor. The dwelling at 53 Oxford Street has cultural significance as an example of a mid-19th century colonial dwelling. It is a tangible reminder of a way of life and pattern of housing in Lyttelton in the 1860s. The dwelling and its setting has contextual significance as part of a group of listed dwellings built in the mid to late 19th century that contribute to the heritage character of the streetscape between Exeter and Winchester Streets, on Oxford Street. The consistency of design aspects such as scale, timber construction and proximity to the street give these dwellings contextual significance within Lyttelton. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property.

REFERENCES:

Christchurch City Council Heritage File *53 Oxford Street*
Kristina Pickford Number 53 Oxford Street May 2010
Simon Daisley Background Historical Information 53 Oxford Street, Lyttelton 2013

REPORT DATED: 20 MARCH, 2015

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

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CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 57 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Thomas Mutton, builder?
DATE OF CONSTRUCTION	1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and centre gutter hipped roof. Principal, east-facing elevation has a central door with fanlight. Lean-to at rear (west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street, Exeter Street is to the south. The house is built to the road boundary. There is a carport against the south wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Carport added (c.1990?). Ramp, window box and hood added over front entry (2010s).

RATING

Defining

REASON FOR RATING

A colonial cottage that upholds the historic and architectural values of the area and has considerable contextual value within this section of Oxford Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Thomas Mutton was a local carpenter who built a large number of Lyttelton's early buildings. The first title for this property was issued in 1927.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1108
*DWELLING AND SETTING – 59 OXFORD STREET, LYTTELTON***



PHOTOGRAPH : SIMON DAISLEY, 2013

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.

59 Oxford Street and its setting has historical and social significance as a representation of the many small dwellings that were built in the late 19th century to house Lyttelton's growing workforce. The dwelling stands on land granted by the Canterbury Association to Henry John Cridland in 1851. Cridland was a surveyor and architect involved in the design of the settlement at Kaiapoi. He did not own the property for long, selling it on to George Hart in 1853. The site changed hands many times in its early years with the longest ownership being Sarah Bunker, spinster and schoolmistress, who owned the property from 1871 until 1910. The dwelling was built during this time being constructed c1880. Sarah Bunker already had a house on the section that she was letting at the time and current research suggests this property may also have been intended as a rental property. As a busy harbour-side town with a large workforce of seamen and labourers engaged in port work and associated industries such as the railways, Lyttelton always had a strong demand for quantities of cheaper rental

accommodation. The population of Lyttelton grew rapidly between the mid 1860s and the late 1870s, and many small cottages were built to house the town's workforce during this period.

The property continued to change hands throughout the 20th century. The current owner has owned the property since 1994.

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.

59 Oxford Street has some cultural value for its potential to convey the lifestyle and living conditions of a late 19th century family and residents in Lyttelton. The size of the dwelling and the range of rooms it contains also reflects life style and living habits of its past and present 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.

59 Oxford Street has some architectural and aesthetic value as a late 19th century, small, single storey, square dwelling. It has a hipped roof and was originally square in plan. The dwelling is unusually constructed up against the footpath and does not have a verandah. The front elevation consists of a central door flanked by two mismatching sash windows. The front door has a transom over its head with a small fanlight above and a raincap designed to shed water away from the front door. The cottage has a metal roof and is clad in rusticated weatherboards, of differing profiles and gauges. A lean-to extension has been added to the rear of the building. In 1969 the foundations were renewed and some of the weatherboards were replaced and in 1989 the building was re-levelled and strengthened. The northern elevation now has French doors in it with windows either side. The windows throughout the building vary in size and style and do not appear to be original. Although the building retains its original form when viewed from the street, it has been substantially altered over time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

59 Oxford Street has some technological value as a late 19th century dwelling constructed locally and despite alterations over time the dwelling has the potential to provide information on carpentry techniques and materials used in Lyttelton at that time.

CONTEXTUAL SIGNIFICANCE

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

59 Oxford Street and its setting has contextual significance as part of a wider group of 19th century dwellings in Oxford Street that contribute strongly to the streetscape and reflect the historic character of this area of Lyttelton. The streetscape value of these dwellings group is enhanced by the proximity of the buildings to the street. The consistency of the dwelling with its neighbour and with the rest of the group in terms of the scale of the buildings, their 19th century character. The site consists of the immediate land parcel.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

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.

ASSESSMENT STATEMENT

59 Oxford Street and its setting has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as a representation of the many small dwellings that were built in the late 19th century to house Lyttelton's growing workforce. 59 Oxford Street has some cultural value for its potential to convey the lifestyle and living conditions of a late 19th century family and residents in Lyttelton. 59 Oxford Street has some architectural and aesthetic value as a late 19th century, small, single storey, square dwelling. The dwelling is unusually constructed up against the footpath and does not have a verandah. 59 Oxford Street has some technological value as a late 19th century dwelling constructed locally and despite alterations over time the dwelling has the potential to provide information on carpentry techniques and materials used in Lyttelton at that time. The building has contextual significance as part of a wider group of 19th century dwellings in Oxford Street that contribute to the streetscape and reflect the historic character of this area of Lyttelton. 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:

Christchurch City Council, *Heritage File, 59 Oxford Street*
Daisley, Simon, *Background Information Listed Heritage Place, 59 Oxford Street - 2013*

REPORT DATED: 15/10/2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 60 Oxford Street
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, west-facing elevation has a partially enclosed straight veranda and bracketed eaves. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street, in the block bounded by Exeter Street in the north and the Gaol Steps in the south. The road boundary is marked by a metal picket fence mounted on a cemented rendered masonry wall; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced & veranda partially enclosed (date unknown). Chimney removed (post-2011).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Unit
ADDRESS 61 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

The rear unit of a multi-level duplex with an irregular rectangular footprint and mansard roof. Entry on rear (west) elevation, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex stands on the west side of Oxford Street in the block bounded by Ripon Street in the north and Exeter Street in the south. The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated steel.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A modern residential building, encompassing two units on a cross lease section, on the site of an earlier dwelling (demolished c.1970).

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 62 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an elongated rectangular footprint and hipped and gabled roof forms. Projecting bay and gable end on principal, west-facing elevation have decorative motifs in gable apex. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the east side of Oxford Street, Exeter Street is to the north. The road boundary is marked by paling panels mounted on an older masonry wall. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a modified villa that previously stood on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Unit
ADDRESS 63 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

The front unit of a multi-level duplex with an irregular rectangular footprint and mansard roof. Entry on front (east) elevation, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex stands on the west side of Oxford Street in the block bounded by Ripon Street in the north and Exeter Street in the south. The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated steel.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A modern residential building, encompassing two units on a cross lease section, on the site of an earlier dwelling (demolished c.1970).

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Torrens house?

ADDRESS 64 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1870s?

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Principal, west-facing elevation has gabled bay with bungalow-era window terminating a flared veranda that shelters an entry and Chicago type window. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street, Exeter Street is to the north. The road boundary is marked by metal picket fence mounted on a cemented rendered masonry wall; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, slate & corrugated metal.

ALTERATIONS

Bay window replaced (1930s). Veranda roof reinstated (2010s).

RATING

Contributory

REASON FOR RATING

A modified colonial house that contributes to the area's historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Joseph Torrens, a local grocer, held this property between 1922 and 1931, at the least.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 66 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an elongated rectangular footprint and hipped roof. Roof extends to form a veranda carried on thin posts at the west end. Gabled porch shelters main entry on north elevation. Faux sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the east side of Oxford Street; Exeter Street forms the northern boundary. There is a stand-alone garage at the east end of the narrow lot. The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern home on a site that may have been undeveloped previously.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 67 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof. Principal, east-facing elevation has decorative bargeboards, finial and paired sash windows. Deck at rear (west) accessed via multi-pane French doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street, in the block bordered by Ripon Street in the north and Exeter Street in the south. The building is built up to the road boundary with a picket style gate providing pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house on the site of an earlier colonial dwelling to which it pays homage.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Rouse / Cook house

ADDRESS 68 Oxford Street
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and mansard and gable roof forms. Principal, south-facing elevation has gabled bay with deep eaves and brackets framing a faceted bay window. Modern gabled dormer over veranda; flat-roofed extension on west side. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of Oxford Street with its southern boundary formed by Exeter Street. The road boundary is marked by rebuilt volcanic scoria retaining walls and vegetation. There is pedestrian access from the streetcorner and vehicle access off Oxford Street in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Addition at north-west corner (c.1990). Gabled dormer addition on south elevation (c.2000?). Chimneys removed, reroofed, west addition enlarged (c.2015).

RATING

Defining

REASON FOR RATING

A colonial dwelling associated with a notable local family that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. John Josling was in possession of Town Sections 163, 164, 165, 166 and 168, encompassing about a half of the block bounded by Oxford, Exeter and St Davids Streets, by 1877. Josling was a builder, house and land agent in Oxford Street by 1854; in c.1861 he relocated to Rangiora. By October 1877 the property that is now 68 Oxford Street, comprising a house, stable and other outbuildings, was occupied by Alfred Rouse. By 1881 Rouse was also living in Rangiora. The property was transferred to William Cook, a butcher, in 1888. William Cook married Annie Wakelyn in 1877; they had five children and after the couple separated in 1903 Annie continued to live in the house with her three daughters. One of the Cooks' sons, Colin (died 1913), became Mayor of Lyttelton. After William Cook's death in 1917, the property was held by his executors until it was transferred to William James Cook, a labourer, in 1935. The property remained in the Cook family until 1955; it has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cottage
ADDRESS 69 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and gabled roof. Veranda on north elevation, multi-pane casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street; Ripon Street is to the north. The building is set back from and below the road boundary, which is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern cottage that replaced an earlier shop on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cottage
ADDRESS 69A Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Veranda on west elevation and lean-to on east. Multi-pane casement windows and glazed doors. Finials and board and batten style cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Oxford Street; Ripon Street is to the north. The building is set back from and below the road boundary, which is marked by a picket fence .

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house built on a previously developed site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Carson house

ADDRESS 70 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1880?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an elongated rectangular footprint and hipped roof. Principal, east-facing elevation has straight veranda sheltering main entry and French doors, all with fanlights. Lean-to at rear (east), deck with balustrade style railing on top of garage that marks the road boundary. Veranda ends built in with coloured glass.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street, Exeter Street is to the south. Steps from the north-west corner of the lot provide access to the house site. The road boundary is marked by a garage with volcanic stone detailing.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Remodelled and garage erected (c.2015).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that makes a contribution to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title issued for this property was assigned to Alexander Rhind, a storeman, in 1884. The property was transferred to William George Carson, a local plumber, in 1902. In 1909 it passed to Joseph Carson, a labourer, and remained in family ownership until 1919. It has passed through other hands since 1919.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 71 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with an irregular rectangular footprint and saltbox roof. Casement windows, side entry (east elevation) and modern integrated garage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Ripon Street with the lot extending to its intersection with Oxford Street. The building is set below road level and the boundary is marked by a picket fence. Vehicle access is from Oxford Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

New windows (date unknown); new deck on east elevation (c.2008?). Garage installed in south end of east elevation (2010s).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Jones house [?]

ADDRESS 72 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial

PHYSICAL DESCRIPTION

A one-a-a-half storey dwelling with an irregular rectangular footprint and gabled roof forms. Cross-gabled bay and gabled dormer in principal, west-facing elevation. Casement windows and glazed doors. Between the house and the road boundary is a large deck with toughened glass balustrading above the garage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street in the block bounded by Ripon Street to the north and Exeter Street to the south. The road boundary is marked by a concrete retaining wall into which is set a double garage; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, glass, corrugated steel.

ALTERATIONS

Reroofed, garage and deck constructed (2010s).

RATING

Neutral

REASON FOR RATING

A highly modified dwelling that maintains the area's residential character.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. There appears to have been a house on this site by 1877; possibly it was built by John Josling in the later 1850s. Harry Jones, a labourer, appears to have been in residence by 1910.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Rogers / Sowden house

ADDRESS 76 Oxford Street
Lyttelton

PHOTO



[1990s view]

CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey building with an L-shaped footprint and gabled roof forms. Principal, west-facing elevation has concave veranda with simple, timber balustrading. Finials at gable ends; gabled extension at north end of east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street in the block bounded by Ripon Street in the north and Exeter Street in the south. The house is set back from the road boundary, which is marked by a brick wall and vegetation that largely obscures the house from view. There is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Gabled extension at rear (c.2015).

RATING

Defining

REASON FOR RATING

A late 19th century house that upholds the historic and architectural values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Town Sections 163 and 164, on which the subject house is located in part, were in possession of HJV Rogers by c.1880. Henry James Vanzoelan Rogers (1832-1904) was Lyttelton Borough Council's town clerk from c.1875 until 1899; he married Mary Caldwell in 1867 and Harriet Bayfield in 1876. George and Emily Sowden (nee Webb) purchased TS 163 from Rogers in 1900; the couple had married in 1896 and George was a boilermaker. Emily died in 1933 and George in 1940; their daughter Merle sold the house in 1997. The property was subdivided to its current extent in 1999.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 76A Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000?

STYLE

Contemporary

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on a rear lot and the lot is equidistant from the Oxford Street, Ripon Street and St Davids Street boundaries of the block. A driveway running along the northern boundary of 76 Winchester provides access to the house.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A modern house on a rear lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was created by subdivision in 1999.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 78 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1910s

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Gabled bay on principal, west-facing elevation has decorative brackets in apex. Faceted bay window flanks porch with cast-iron brackets; main entry has side and fanlights. Enclosed veranda and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street; the northern boundary of the lot is formed by Ripon Street. A stand-alone garage is located in the north-west corner of the property. The road boundary is marked by a paling fence mounted, in part, on a masonry wall.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Windows replaced, veranda enclosed (1970s?). Reroofed (2022).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was cross leased (with 5 Ripon Street) in 1994.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 80 Oxford Street
Lyttelton

PHOTO



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

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, south-facing elevation has extension of roof forming veranda with plain posts and balustrading. Central entry flanked by casement windows. Partial lean-to at rear (north); secondary entry of glazed French doors sheltered by lean-to roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Terrace overlooking its intersection with Ripon Street. The road boundary is marked by a mix of hedging, paling fencing and a concrete retaining wall with pipe railing. A stand-alone garage is located in the south-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (mid-20th century?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. It appears that the house was built after 1879, when 82 Oxford Street was advertised for sale as having an uninterrupted view overlooking Ripon Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Vince cottage

ADDRESS 82 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular footprint and gabled roof forms. Principal, south-facing elevation has convex veranda that returns along the west wall. Veranda has arched braces and X-pattern balustrading; central entry is flanked by double-hung sash windows. Gabled addition at north-west corner adjacent to rear (north) lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street; Ripon Street is to the south. The road boundary is marked by a corrugated iron fence and volcanic scoria retaining wall and vehicle access to the site is provided at the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Additions at rear, including carport (pre-1970).

RATING

Defining

REASON FOR RATING

A colonial cottage that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. William Graham was in possession of the northern half of Town Section 159 when he transferred the subject lot to Charles Vince in 1874. Vince advertised the freehold property for sale, including a 'four-roomed substantial built house' in January 1879. The house has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Thompson cottage

ADDRESS 82A Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Shed dormer on south side; lean-to at rear (north elevation). Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The cottage stands on a rear lot on the east side of Oxford Street; driveway access from Oxford Street is shared with 6A Ripon Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

A colonial cottage, dating to the 1870s, that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The subject lot was transferred by William Graham to James Thompson, a waterman, in 1874. Thompson transferred the property to [John] Snow in 1890; it was then owned by William Agar, a labourer, between 1894 and 1910. Since 1910 the cottage has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Davey house

ADDRESS 84 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and pyramidal roof. Boxed bay windows on the principal, west-facing elevation flank the main entry, which has side and fanlights. Windows and entry share a straight sunhood. Modern decking returns along the southern boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street; Ripon Street is to the south and the Lyttelton Anglican Cemetery is on the opposite side of the street. The road boundary is marked by a picket fence mounted on a brick retaining wall. There is pedestrian access only to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Some windows replaced (mid-20th century).

RATING

Defining

REASON FOR RATING

A slightly modified turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. 84-90 Oxford Street inclusive were part of a large land holding owned by Christ's College into the mid-20th century. The subject site was leased until the mid-1960s, at the least. The house was occupied by Nicholas Davey, a labourer, from c. 1910 until his death in 1914.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Marsh [?] house

ADDRESS 86 Oxford Street
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Gabled bay on principal, west-facing elevation has shingled and trussed detailing over faceted bay with fanlights over modern windows. Veranda has arched boards as frieze and shelters main entry with side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street; Ripon Street is to the south and the Lyttelton Anglican Cemetery is on the opposite side of the street. The road boundary is marked by a solid masonry wall. There is pedestrian access only to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda decking replaced (date unknown). South wall reclad and additional windows installed (2010s).

RATING

Defining

REASON FOR RATING

A slightly modified turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. 84-90 Oxford Street inclusive were part of a large land holding owned by Christ's College into the mid-20th century. The subject site was leased until the mid-1960s, at the least. The house may have been occupied by Herbert Marsh, a railway storeman, in 1910.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Thompson [?] house

ADDRESS 88 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Straight veranda on principal, west-facing elevation shelters central entry and has braced posts and X-pattern balustrading. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street; Ripon Street is to the south and the Lyttelton Anglican Cemetery is on the opposite side of the street. The road boundary is marked by vegetation and a picket fence. There is pedestrian access only to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (1970s?).

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. 84-90 Oxford Street inclusive were part of a large land holding owned by Christ's College into the mid-20th century. The subject site was leased until the mid-1960s, at the least. The house may have been occupied by James Thompson, caretaker at the Seamen's Rest, in 1910.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Childs [?] / Samson house

ADDRESS 90 Oxford Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1900?

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and pyramidal roofs. Principal, west-facing elevation has addition that projects forward of the veranda sheltering the main entry. Colonial cottage style addition at rear. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Oxford Street; Ripon Street is to the south and the Lyttelton Anglican Cemetery is on the opposite side of the street. The road boundary is marked by some timber retaining posts but is largely open; a stand-alone garage is located beside the northern boundary.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Veranda partially enclosed and extended, windows altered (1930s?). Reroofed (1970s?). Cottage addition at rear / east (later 2000s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the historic and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. 84-90 Oxford Street inclusive were part of a large land holding owned by Christ's College into the mid-20th century. The subject site was leased until the mid-1960s, at the least. The house may have been occupied by JR Childs, a blacksmith, in the early 20th century. Albert Samson and his family were resident in the interwar period.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

18 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Park Terrace
Lyttelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with square footprint and gabled roof forms. Decorative bargeboards and finial on gable end over faceted bay window, return veranda. Main entry has glazed panels and fanlight; double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Park Terrace, overlooking its junction with Brittan Terrace. The plot is elevated above the roadway, from which the house can be glimpsed. There is pedestrian access only to the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Bargeboards replaced, chimney removed, reroofed (c.2012). Window under veranda replaced by large picture window (c.2015?).

RATING

Contributory

REASON FOR RATING

A modified early 20th century dwelling that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 2 Park Terrace
Lyttelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with square footprint, hipped roof and gabled bay. Decorative gable end over faceted bay, bracketed eaves and double-hung sash windows. Main entry has side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Park Terrace, overlooking its junction with Brittan Terrace. The plot is elevated above the roadway, from which the house can be glimpsed. There is pedestrian access only to the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (unknown).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 3 Park Terrace
Lyttelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with square footprint, hipped roof and gabled bay. Decorative gable end over faceted bay, bracketed eaves and double-hung sash windows. Main entry has side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Park Terrace, near its junction with Brittan Terrace. The plot is elevated above the roadway, from which the house can be glimpsed. There is pedestrian access only to the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (unknown).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 4 Park Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS N/A
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION Mid-20th century +

STYLE

Mid-century modern

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular L-shaped footprint and hipped and monopitch roof forms. Casement windows

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the west side of Park Terrace. There is pedestrian access only to the lot.

MATERIALS/STRUCTURE

Timber, aluminium joinery, corrugated metal.

ALTERATIONS

Extended (c.2000).

RATING

Neutral

REASON FOR RATING

A modified mid-20th century dwelling that contributes to the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Park Terrace
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with square footprint and hipped roof. Return bullnose veranda, double-hung sash windows; main entry has side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Park Terrace overlooking the Lyttelton Marina. The plot is elevated above the roadway, from which the house can be glimpsed. There is vehicle access from the road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Chimneys removed (c.2011?).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Park Terrace
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre gutter hipped roof. Paired eaves brackets, boxed bay windows, double-hung sash and casement type fenestration. Veranda with balustrade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Park Terrace overlooking the Lyttelton Marina. The plot is elevated above the roadway, from which the house can be glimpsed. There is vehicle access and garaging off the road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Chimneys removed (c.2011?).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 19 Park Terrace
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre gutter hipped roof. Cross-gables on south and west elevations; paired veranda posts over solid balustrade. Mixed fenestration; main entry has a side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Park Terrace overlooking the Park Terrace Reserve. The plot is elevated above the roadway, from which the house can be glimpsed. There is vehicle access from the roadway.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Gabled addition to east elevation (c.2015).

RATING

Contributory

REASON FOR RATING

A modified early-20th century dwelling that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Park Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1950?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A single-storey, multi-part dwelling with L-shaped footprint and hipped roof forms. Casement windows, cantilevered roof forming veranda with balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Park Terrace, overlooking the Park Terrace Reserve. Concrete access steps and a flat-roofed garage/auxiliary building stand on the road reserve at the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, rough-cast cement, aluminium joinery, corrugated metal.

ALTERATIONS

Hip-roofed extension at north of lot (c.2000?).

RATING

Neutral

REASON FOR RATING

Mid-century dwelling that contributes to the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

25 October 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Park Terrace
Lyttelton

PHOTO



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

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and low-pitched gabled roof. Casement windows and glazed doors, roof extends over inset porch at north-west corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Park Terrace, overlooking the Park Terrace Reserve. A single-car garage stands on the road reserve near the south-west corner of the lot.

MATERIALS/STRUCTURE

Summerhill stone, cement plaster, corrugated metal.

ALTERATIONS

House plastered & garage remodelled/replaced (c.2015).

RATING

Neutral

REASON FOR RATING

Later 20th-century dwelling that contributes to the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Dwelling
ADDRESS 25 Park Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1950

STYLE

Modern

PHYSICAL DESCRIPTION

A single-storey dwelling with L-shaped footprint and monopitch roof. Timber pergola on west elevation; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Park Terrace, overlooking the northern section of the Park Terrace Reserve. There is pedestrian access only to the site via a ramp that runs along a concrete retaining wall.

MATERIALS/STRUCTURE

Timber, metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid 20th-century dwelling that contributes to the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Park Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Modern cottage

PHYSICAL DESCRIPTION

Small, single-storey dwelling with rectangular footprint and gabled roof. Casement windows, glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Park Terrace, overlooking the northernmost section of the Park Terrace Reserve. A two-door garage, framed by concrete block retaining walls, forms the base for the house, which is accessed via concrete steps on the north side of the driveway.

MATERIALS/STRUCTURE

Cement render, aluminium joinery, corrugated metal, concrete.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Modern house on a previously undeveloped site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 32A Park Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

Multi-level dwelling with irregular rectangular footprint and monopitch roof forms. Exposed rafters, casement windows and glazed doors, pipe railing balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on narrow, triangular lot bounded by Park and Cressy Terraces. Integrated garaging is accessed from Park Terrace; standalone garaging for 69 Cressy Terrace is located on the Cressy Terrace road reserve to the east of the house. Concrete block retaining walls; some replacing earlier scoria walls.

MATERIALS/STRUCTURE

Timber, aluminium joinery, corrugated metal, concrete.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house on a previously undeveloped site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Dwelling
ADDRESS 2 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A two-storey dwelling with rectangular footprint and hipped roof forms. Integrated garage provides outdoor living space on its roof; return balcony on first floor, large picture windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Randolph Terrace, close by its intersection with Reserve Terrace. The sloping site provides for two levels on the west side and one on the east. The road boundary is marked by a concrete planter and the driveway.

MATERIALS/STRUCTURE

Plastered brick, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20th century house that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Herdman house

ADDRESS 4 Randolph Terrace
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

California Bungalow

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof forms. Brick piers on the ground floor support a jettied first floor, which features large picture windows and shelters a porch running the length of the house. Shingled gable ends, overhanging eaves, exposed rafters and sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Randolph Terrace. The intersection with Reserve Terrace is to the south and the property is bordered to the east by Gilmour Terrace. The road boundary is marked by a low scoria stone wall and vegetation. A small, stand-alone garage is in the south-west corner of the lot.

MATERIALS/STRUCTURE

Timber, brick, corrugated metal.

ALTERATIONS

Windows replaced (post-2008).

RATING

Defining

REASON FOR RATING

An interwar house that represents the early 20th century development of the street and the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was subdivided to its current extent in 1937 by the Mayor and councillors of Lyttelton Borough Council. A lease for the property had been held by Herbert Herdman since 1929. Herdman (1901-68) was a clerk with WW Toy & Co. at the time the house was built; he was involved in shipping concerns throughout his career and had married Una Sinclair in 1930. The lease remained in family hands until 1973; in 1975 the property became freehold.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Hewstone house

ADDRESS 6 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

California Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling mounted on a high base with a rectangular footprint and gabled roof. Shingled gable ends, exposed rafters, sunhoods, and casement-and-fanlight type fenestration. Main entry on west elevation is accessed via a flight of open timber steps; small entrance porch has door with glazed insets and is flanked by a faceted bay window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on a triangular lot bounded by Randolph Terrace to the west and Gilmour Terrace to the east. The property is open to the street on the former with the road boundary marked by a low stone wall covered with a creeper. A small concrete block garage is located at the extreme north corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Stone boundary wall erected (1933).

RATING

Defining

REASON FOR RATING

An interwar house that is contemporary with the development of the south end of Randolph Terrace and embodies the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was subdivided by the Mayor and councillors of Lyttelton Borough Council in 1937. A lease for the property had been held since November 1929 by Rosetta Hewstone (nee Horton); she had married Herbert Hewstone, who was the Harbour Light Theatre projectionist, in the same year. The Hewstones held the lease until 1945; it became freehold land in 1975.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1940s?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and hipped roof forms. Principal, east-facing elevation has first floor balcony and large picture windows. Glazed doors on ground floor are sheltered by balcony above.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Randolph Terrace overlooking its intersection with Gilmour Terrace. The road boundary is marked by a low stone wall and grassed bank. Pedestrian-only access to the site is via a concrete path retained by a scoria wall. The house resembles those at 10, 16 and 20 Randolph Terrace.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Remodelled with new windows and removal of first floor bay window at south end of façade (2010s?).

RATING

Contributory

REASON FOR RATING

A modified mid-century house that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Randolph Terrace
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and gabled and monopitch roof forms. Balconies on both levels on south-east elevation; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west wide of Randolph Terrace, north of its intersection with Gilmour Terrace. A timber lined deck is built to the road boundary and provides access to an integrated garage. The house is built to take in the views south-west over the town and harbour. Watsons Lane is immediately to the north of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1930s?

STYLE

Mid-century

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and hipped roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Randolph Terrace, its intersection with Gilmour Terrace is to the south. A concrete driveway and timber retaining wall mark the road boundary; the dwelling is largely obscured from view by vegetation. The house resembles those at 8, 16, and 20 Randolph Terrace.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Driveway fencing and shed installed (2010s).

RATING

Neutral

REASON FOR RATING

A mid-20th century dwelling that maintains the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House & secondary dwelling

ADDRESS 11 & 11A Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Contemporary

PHYSICAL DESCRIPTION

A one-and-a-half-storey dwelling with rectangular footprint and broken gable roof. Secondary dwelling is a two-store unit with rectangular footprint and monopitch roof. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The primary dwelling is located near the centre of the lot, which is bounded to the west by Reserve Terrace. A secondary dwelling stands close to the road frontage, on the west side of Randolph Terrace, midway between Foster and Gilmour Terraces. A concrete deck is built to the road boundary and provides access to an integrated garage. The house is built to take in the views south-west over the town and harbour. Watsons Lane is immediately to the south of the lot. The Reserve Terrace road boundary is marked by a low scoria stone wall.

MATERIALS/STRUCTURE

Timber, corrugated metal; timber, concrete block, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

Two early 21st century dwellings that replaced a c.1900 house on the site and maintain the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In 1937 the lots between Watsons Lane in the south and 25 Randolph Terrace in the north were all held by the mayor and councillors of Lyttelton Borough Council. The subject property, lot 30 of DP 9983, was leased by the council to Thomas, Ada (later McCloskie) and William Harkess in 1932; the original house on the lot appears to have been built for the Harkess family in c.1900. The lease was still held by Ada McCloskie until 1973 and the property was finally freeholded in 1998.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Baird [?] house

ADDRESS 12 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Edwardian bay villa

PHYSICAL DESCRIPTION

A two-storey dwelling with an L-shaped footprint and hipped roof. Gabled bay with decorative brackets, scalloped boards and half-timbering terminates straight veranda with ornamental valance. Main entry has side and fanlights; double-hung sash windows, some with fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the west side of Randolph Terrace, midway between Foster and Gilmour Terraces. The building is set back from the road upon a high base and is approached by a concrete path running diagonally across the grounds from the north-west corner of the lot. The road frontage is marked by a concrete block wall, inset garage and terraced banks.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed & garage remodelled (c.2015?).

RATING

Defining

REASON FOR RATING

An early 20th century villa that retains a high level of authenticity and embodies the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was leasehold land, in possession of the mayor and councillors of the Lyttelton Borough Council, until the late 20th century. Early lessees were William Baird (1909-22), John Cameron (1922-29) and Victor Gilmore (1930-41). The property was freeholded in 1983.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1920s?

STYLE

Bungalow

PHYSICAL DESCRIPTION

A two-storey dwelling with rectangular footprint and hipped roof. Veranda with balcony above on south-west elevation. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Randolph Terrace between Foster and Gilmour Terraces. The road boundary is marked by vegetation, a timber retaining wall and concrete driveway leading to a parking pad. There are two small sheds in front of the house, which is centred on the lot.

MATERIALS/STRUCTURE

Timber, tile roofing.

ALTERATIONS

Veranda / balcony erected or remodelled (date unknown).

RATING

Neutral

REASON FOR RATING

A modified dwelling that maintains the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was leasehold land, in possession of the mayor and councillors of the Lyttelton Borough Council, until the late 20th century. Early lessees include Mabel Lane (1909-30) and Alfred Baden-Powell Large (1930-45).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

27 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 15 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and half-hipped roof forms. Side entry on the north elevation. Casement windows with glass block feature window on façade; oriel window with timber battens on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Randolph Terrace, adjacent to its intersection with Foster Terrace. A parking pad built to the road boundary provides access to an integrated two-door garage. The house is positioned to take in town and harbour views to the south-west and the remainder of the road boundary is marked by hedging.

MATERIALS/STRUCTURE

Timber, cement render, flat steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern home that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1930s?

STYLE

Mid-century villa

PHYSICAL DESCRIPTION

A two-storey dwelling with an irregular rectangular footprint and hipped roof forms. Principal, west-facing elevation has first floor balcony, which shelters porch below. Large casement windows and glazed doors; pipe railing balustrade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Randolph Terrace, south of its intersection with Foster Terrace. The road boundary is marked by a grassed bank and concrete block garage and retaining wall. Pedestrian-only access to the site is via a concrete path from the north-west corner of the lot. The house resembles those at 8, 10, and 20 Randolph Terrace.

MATERIALS/STRUCTURE

Timber (weatherboard and board and batten cladding), corrugated metal.

ALTERATIONS

Windows replaced? (date unknown).

RATING

Contributory

REASON FOR RATING

A mid-century house that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and flat roof. Street frontage is largely symmetrical about a central entry framed by a long, narrow window and an integrated garage. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Randolph Terrace, close by its intersection with Foster Terrace. A shallow parking pad built to the road boundary provides access to an integrated garage. The house is positioned to take in town and harbour views to the south-west.

MATERIALS/STRUCTURE

Timber, steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1940s?

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling mounted on a high base with an L-shaped footprint and hipped roof forms. Overhanging eaves and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Randolph Terrace, south of its intersection with Foster Terrace. A driveway from the north-west corner of the lot provides access to a gabled, standalone garage. The road boundary is marked by a grassed bank.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced? (date unknown).

RATING

Contributory

REASON FOR RATING

A mid-century dwelling that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1930s?

STYLE

Mid-century villa

PHYSICAL DESCRIPTION

A two-storey dwelling with an irregular rectangular footprint and hipped roof forms. Principal, west-facing elevation has flight of open stairs accessing main entry; first floor balcony on south elevation. Large casement windows and glazed doors; timber balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east wide of Randolph Terrace overlooking its intersection with Foster Terrace. The road boundary is marked by a grassed bank. Access to the site is via a driveway from the north-west corner of the lot. The house resembles those at 8, 10, and 16 Randolph Terrace.

MATERIALS/STRUCTURE

Timber (weatherboard and board and batten cladding), corrugated metal.

ALTERATIONS

Windows replaced, decking installed (date unknown).

RATING

Contributory

REASON FOR RATING

A mid-century house that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and curved roof forms. Street frontage has garage door flanked by entrance bay with open porch and panelled door. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Randolph Terrace, in that portion of the road bounded by Reserve Terrace in the north and Foster Terrace in the south. A parking pad built to the road boundary provides access to an integrated garage. The house is positioned to take in town and harbour views to the south-west.

MATERIALS/STRUCTURE

Timber, cement render, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1920s?

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling mounted on a high base with a rectangular footprint and hipped roof. Faceted and boxed oriel windows on principal, west-facing elevation; former has exposed rafters, latter decorative brackets. Overhanging eaves and battened base.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Randolph Terrace and the lot is bounded by Foster Terrace to the east. There is pedestrian access to the site from both roadways. Road boundaries are marked by vegetation with a low scoria stone retaining wall on the Randolph Terrace frontage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (1980s?).

RATING

Contributory

REASON FOR RATING

A modified inter-war bungalow that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a square footprint and hipped and flat roofs. Street frontage has panelled garage door flanked by entrance bay with open porch and panelled door. Balconies on both levels of west elevation; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Randolph Terrace, in that portion of the road bounded by Reserve Terrace in the north and Foster Terrace in the south. A parking pad built to the road boundary provides access to an integrated garage. The house is positioned to take in town and harbour views to the south-west.

MATERIALS/STRUCTURE

Timber, cement render, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1920s?

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling mounted on a high base with a rectangular footprint and hipped roof. Cross-gabled bay with shingled gable end and boxed oriel window on principal, west-facing elevation; latter has decorative brackets. Overhanging eaves and timber decking.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Randolph Terrace and the lot is bounded by Foster Terrace to the east. There is pedestrian access to the site from both roadways and a stand-alone garage on the Foster Road frontage. Road boundaries are marked by vegetation with a low scoria stone retaining wall on the Randolph Terrace frontage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Decking installed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified inter-war bungalow that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof forms. Street frontage has panelled garage door flanked by inset entrance with glass block sidelight. First floor balcony with pergola on west elevation; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Randolph Terrace, in that portion of the road bounded by Reserve Terrace in the north and Foster Terrace in the south. A parking pad built to the road boundary provides access to an integrated garage. The house is positioned to take in town and harbour views to the south-west and the remainder of the road boundary is marked by hedging.

MATERIALS/STRUCTURE

Timber, cement render, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

xx August 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1930?

STYLE

Bungalow

PHYSICAL DESCRIPTION

A two-storey dwelling with a square footprint and gabled roof. Principal, west-facing elevation has balcony along its full length. Casement-and-fanlight type fenestration and glazed doors; timber balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Randolph Terrace and is bounded to the east by Foster Terrace. There is pedestrian access from both roadways; the road boundary is marked by a low paling fence on Foster Terrace and scoria stone and concrete retaining walls on Randolph Terrace. Off the latter is a short concrete driveway and stand-alone garage. The house resembles others in the street including those at 8, 10, 16 and 20 Randolph Terrace.

MATERIALS/STRUCTURE

Timber (weatherboard and board and batten cladding), corrugated metal.

ALTERATIONS

Balcony replaced/remodelled (date unknown).

RATING

Contributory

REASON FOR RATING

A modified inter-war dwelling that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Randolph Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

A three-storey dwelling with a rectangular footprint and arched roof. Casement windows and glazed doors, balconies on first and second floors of principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Randolph Terrace; the property is bordered by the Lyttelton Catholic and Public Cemetery to the north. The road boundary is marked by a scoria stone retaining wall, into which is set a single-car garage.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern dwelling that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Later 1990s?

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Overhanging eaves, balcony on upper floor at west end. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace, close by its intersection with Sumner Road. The road boundary is open to allow access to a timber parking pad outlined with simple balustrading.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling built on what was the backyard of 59 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Lyttelton Timeball Station tower

ADDRESS 2 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

[Thomas Cane, architect]

DATE OF CONSTRUCTION

2017-18

STYLE

Gothic Revival

PHYSICAL DESCRIPTION

A multi-level tower with quoins and blind arcading below the parapet on which is mounted a functioning timeball.

CONTEXT/SETTING/LANDSCAPE FEATURES

The tower stands on an elevated site on the east side of Reserve Terrace close by its intersection with Sumner Road. The road boundary, from which the tower is set back, is marked by planted banks. Pedestrian access to the site is via a driveway in the north-west corner of the lot that provides access to 4 Reserve Terrace.

MATERIALS/STRUCTURE

Local quarry and Oamaru stone, concrete.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A rebuilt historic feature that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The timeball station was erected in 1874-76, destroyed by the Canterbury earthquakes (2010-11) and then partially reconstructed in 2017-18.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 3 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1982

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Integrated garage at south end. Casement windows and glazed doors; stone and glass block feature detailing around main entry. Conservatory at north end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the west side of Reserve Terrace near its intersection with Sumner Road. The road boundary is marked by hedging.

MATERIALS/STRUCTURE

Timber, stone, glass blocks, long-run steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house erected on what was the backyard of 57 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 4 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1950

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and hipped roof forms. Integrated garage below living floor; overhanging eaves, glazed entrance porch and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of Reserve Terrace immediately to the north of the Lyttelton Timeball reserve. The driveway providing access to the property enters at south-west corner of the lot having passed through the reserve. The road boundary is marked by a planted bank.

MATERIALS/STRUCTURE

Concrete, brick, corrugated metal.

ALTERATIONS

Entrance porch enclosed (1970s?).

RATING

Contributory

REASON FOR RATING

A mid-20th century dwelling that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960?

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A dwelling with an L-shaped footprint and hipped roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of Reserve Terrace. The driveway providing access to the property enters at south-west corner of the lot and leads to a detached garage and concrete steps up to the house. The road boundary is marked by a planted bank.

MATERIALS/STRUCTURE

Timber/masonry [?], corrugated metal.

ALTERATIONS

Rear extension (later 2000s?).

RATING

Neutral

REASON FOR RATING

A modified mid-20th century dwelling that cannot be seen from the roadway.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and twin-gabled roof. Two gabled wings are connected by a continuous gabled skylight that extends over the main entry on the east elevation. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace; the intersection with Sumner Road is to the south. The house is positioned for views to the west of the town and port and the road boundary is marked by timber decking that provides access to the integrated garage and the house.

MATERIALS/STRUCTURE

Cement plaster, timber, long run steel.

ALTERATIONS

North wing erected (c.1990?).

RATING

Neutral

REASON FOR RATING

A later 20th century house that was built in what was the backyard of 51 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was cross-leased in 1989.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House in construction

ADDRESS 8 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Contemporary

PHYSICAL DESCRIPTION

TBC

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the east side of Reserve Terrace overlooking its intersection with Randolph Terrace. The road boundary is marked by a steel retaining wall.

MATERIALS/STRUCTURE

Timber.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

The former site of a mid-20th century dwelling that was demolished after the Canterbury earthquakes (2010-11).

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace adjacent to its intersection with Randolph Terrace. The road boundary is largely open to allow access to the integrated garage and front door, with metal and timber boundary fencing on either side of a timber deck.

MATERIALS/STRUCTURE

Plywood, timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house built on what was the backyard of the former Nelson house at 49 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Reserve Terrace
Lytelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Enclosed veranda on south elevation with integrated garaging below. Bracketed eaves, oriel bay window on west elevation, double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Reserve Terrace on a triangular lot formed by the intersection with Randolph Terrace. The road boundary is marked by a volcanic scoria wall on which is mounted a modern balustrade style fence.

MATERIALS/STRUCTURE

Timber, concrete block, decramastic tiles.

ALTERATIONS

Veranda enclosed, reroofed (1960s?). Partially reclad, garages installed, windows replaced (2022).

RATING

Neutral

REASON FOR RATING

A highly modified early 20th century dwelling that has lost much of its authenticity and integrity.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1166
*DWELLING AND SETTING -
3, 5 RANDOLPH TERRACE, 12 RESERVE TERRACE,
LYTTELTON***



PHOTOGRAPH: DECEMBER 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.

12 Reserve Terrace has historical and social significance for its long association with the Sowden family, who were prominent in the Lyttelton Volunteer Fire Brigade and the Lyttelton Borough Council. On 7 August 1899 boilermaker John Allison Sowden leased a portion of Municipal Reserve 68 (hence Reserve Terrace) from the Lyttelton Borough Council for 33 years at an annual rent of £6.10s. The terms of the lease required that a substantial dwelling be built within the first year of the term. A mortgage was drawn on the property in December 1901. The house at 12 Reserve Terrace therefore dates from c.1901.

John Sowden (1874-1943) was born in Lyttelton, the son of John Sowden, the foreman and then inspector for the Lyttelton Borough Council for 40 years. John senior also lived on Reserve Terrace from 1881 until his death in 1915. John junior married Elizabeth (Bessie)

Sillars in December 1901, and the couple had three children. He was a vestryman at Holy Trinity Anglican Church and, like his father, was active in the Lyttelton Volunteer Fire Brigade. When he died in 1943, he was given a fireman's funeral, with his coffin carried on the brigade's Dennis engine and accompanied by an escort of firemen. Bessie Sowden lived on at 12 Reserve Terrace with her son Roy and daughter Jean until her own death in 1963. Roy Sowden, who served respectively as assistant town clerk and town clerk for the Lyttelton Borough Council for many years, died in 1969 and the lease for property was transferred in 1970 for the first time in 70 years. Over the next two decades the lease was transferred a number of times until the property was purchased by the current owners in 1987.

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.

12 Reserve Terrace has cultural significance for the capacity it has to illustrate the lifestyle of a family in Lyttelton at the turn of the 20th century. 12 Reserve Terrace's ownership profile also reflects a characteristic feature of Lyttelton and wider Banks Peninsula life, whereby properties were commonly retained in, and passed down through, families from the 19th to the mid-20th centuries. Lengthy periods of single family ownership often ensured that properties such as this maintained much of their integrity.

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.

12 Reserve Terrace has architectural and aesthetic significance as a large villa likely to have been constructed by well-known Lyttelton building company Hollis and Brown. Lyttelton grew rapidly in the decades leading up to World War I; consequently there are many villas in the town. Most villas were single storied, but the small steep sections in Lyttelton encouraged the addition of a second floor and a galleried veranda.

Hollis and Brown (Hollis and Green before 1894) was a leading firm of builders in Lyttelton through the late 19th and early 20th centuries. The firm was established in 1870 and still trading in the 1920s. Many villas in Lyttelton were built by the company. John Allison Sowden's 1901 mortgage on the site of 12 Reserve Terrace was to Emily Brown, wife of firm principal William Brown. It is likely therefore that Hollis and Brown built this dwelling. With its galleried veranda and paired sash windows, the house resembles other dwellings by the firm such as Lochranza in Godley Quay, and those at 13 Winchester Street, 7 Coleridge Terrace and 47 Jackson's Road. The house has been altered sympathetically and maintains a high degree of 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.

12 Reserve Terrace has technological and craftsmanship significance as an Edwardian villa and for the potential it has to reveal information about turn of the 20th century building

methods, materials, fixtures and fittings. There is craftsmanship value in its veranda detail and eave brackets.

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.

12 Reserve Terrace and its setting has contextual significance for its contribution to the historic residential character of Lyttelton. The dwelling is located in the midst of a large, heavily vegetated, steeply sloping site between Reserve Terrace (on the lower side) and Randolph Terrace (on the upper site). Although most houses in the vicinity date from the late 20th century, there are more square villas further to the west on Reserve Terrace. Square villas such as 12 Reserve Terrace are a predominant older house type in Lyttelton, and many are highly visible because of the topography of the town. 12 Reserve Terrace is however largely concealed by vegetation.

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.

12 Reserve Terrace and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling at 12 Reserve Terrace and its setting are of overall significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance for its 70-year association with the Sowden family, who were prominent in the Lyttelton Volunteer Fire Brigade and the administration of the Lyttelton Borough Council. 12 Reserve Terrace has cultural significance for the capacity it has to illustrate the lifestyle of a family in Edwardian Lyttelton and the way of life engendered by a lengthy period of ownership by members of the same family. The dwelling has architectural and aesthetic significance as a large Edwardian villa that was likely constructed by well-known Lyttelton building company Hollis and Brown. The dwelling and its setting has contextual significance in relation to the other houses on Reserve Terrace built on former municipal reserve land and to the many other villas built across Lyttelton in the period 1880-1920. 12 Reserve Terrace has technological and craftsmanship significance as an Edwardian villa and for the potential it has to reveal information about turn of the 20th century building methods, materials, fixtures and fittings. 12 Reserve Terrace and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

CCC heritage file

REPORT DATED: 11 MARCH 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 13 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1980s

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and flat roof. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace close by its intersection with Randolph Terrace. The road boundary is marked by a pipe railing and wire mesh fence and a parking pad with timber deck and balustrade.

MATERIALS/STRUCTURE

Plywood, timber, bitumen.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling on a site that was previously undeveloped at the back of the former Webb house at 47 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Toy house

ADDRESS 14 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Early 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof with large, shed dormer on north-west side. Principal, west-facing elevation has shingled gable end with segmental window and faceted boxed and bay oriel windows with sunhoods. Overhanging eaves, exposed rafters, modern deck on north-west elevation; board and batten clad base with casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Reserve Terrace and the property extends through to Randolph Terrace. The house is close to the Reserve Terrace roadside, which is marked by a volcanic scoria brick retaining wall and vegetation. There is pedestrian only access to the site and a detached garage in the south-east corner of the lot on Randolph Terrace.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Solar panels installed; north-west deck renewed/erected (c.2015).

RATING

Defining

REASON FOR RATING

An inter-war bungalow that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The subject lot was part of a land holding in Randolph and Reserve Terraces leased by the Lyttelton Borough Council for many years. The property's lease was transferred by William Chisholm to Walter Toy in 1929, although the Toys were already residence in Reserve Terrace by this time. Toy, who was a grain grader, had married Helen Waller in 1913. Walter Toy was elected to the borough council in 1915, 1923, 1927 and 1929 and was president of the Lyttelton Club in the early 1920s. The Toys' only son (Private Walter Corrigan Toy) was accidentally killed in December 1939. The lease was transferred by the Toys in 1941 (they were resident in Diamond Harbour by 1939) and the property eventually freeholded in 1975.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2015

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and half-hipped roof. First floor balcony with glass balustrading at north-west end; overhanging eaves. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Reserve Terrace; the northern boundary of the lot is formed by Watsons Lane. The road boundary is marked by a brick and rebuilt volcanic scoria stone retaining wall and metal balustrade style fencing.

MATERIALS/STRUCTURE

Corrugated steel, timber.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An early 21st century dwelling that replaced a square-plan villa on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17 Reserve Terrace
Lyttelton

PHOTO



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

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof forms. Integrated garage at road level with steps to lower-level recessed entry along north wall. Balconies on upper two floors of west elevation have glass balustrading. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the south-west side of Reserve Terrace and is positioned for views to the west over the town and port. The road boundary is marked by a short length of picket fencing and is largely open to allow access to the integrated garage via a timber deck.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling built in what was the backyard of the former Dawson house at 45 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was cross-leased in 1999.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 th century?

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Enclosed veranda on south-west elevation, lean-tos at north-west. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-east side of Reserve Terrace. The road boundary is marked by a volcanic scoria stone retaining wall which is broken to allow access to an inset concrete block garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed, windows replaced (pre-1970?).

RATING

Neutral

REASON FOR RATING

A substantially modified early 20th century dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was subdivided to its current extent in 2003.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 22A Reserve Terrace
Lyttelton

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 that constitutes the rear garden of 22 Reserve Terrace and is bordered by Randolph Terrace.

MATERIALS/STRUCTURE

Grass, vegetation; wire mesh fencing on Randolph Terrace road boundary.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Undeveloped lot within residential streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1996

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof forms. Casement windows and glazed doors; cantilevered balcony on upper level of west elevation has glass balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace north of its intersection with Randolph Terrace. Positioned for views to the west over the town and port, the house is built close to the roadway, which is open to allow access to a shallow timber decked parking pad and the garage beyond.

MATERIALS/STRUCTURE

Linea weatherboards, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house on a cross-leased property on what was the backyard of 41 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Reserve Terrace
Lyttelton

PHOTO



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

STYLE

Modified colonial vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, south-west facing elevation has enclosed veranda with casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-west side of Reserve Terrace. The road boundary is marked by a detached garage, volcanic scoria retaining wall and vegetation.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Veranda enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 27 Reserve Terrace
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and gabled roof forms. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace north of its intersection with Randolph Terrace. Positioned for views to the west over the town and port, the house is built close to the roadway, which is partly marked by hedging and partly open to allow access to a shallow timber decked parking pad and the garage beyond.

MATERIALS/STRUCTURE

Brick, plywood, long-run steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house on a cross-leased property on what was the backyard of 39 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Reserve Terrace
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, south-west elevation has first floor balcony carried on metal poles. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-east side of Reserve Terrace. There is pedestrian only access to the site and the road boundary is marked by volcanic scoria stone retaining walls and garden plantings.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

New windows and doors (1970s?).

RATING

Neutral

REASON FOR RATING

A highly modified early 20th century dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29B Reserve Terrace
Lyttelton

PHOTO



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

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, west-facing elevation has a timber deck that returns to the south. Cross-gabled wing and partially enclosed lean-to on the east elevation. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the road boundary on the west side of Reserve Terrace. Positioned to take in the views over the town and port, the building is close to the road boundary, which is marked by a pipe railing and wire mesh fence. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property, which originally encompassed what is now 37 Sumner Road, was cross-leased in 1978.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Watson house

ADDRESS 30 Reserve Terrace
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, south-west elevation has balconies on two levels with simple balustrading. Upper floor has central entry with side and fanlights; double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north-east side of Reserve Terrace. The property extends through to Randolph Terrace on which boundary is located a detached garage. The Reserve Terrace road boundary is marked by volcanic scoria stone retaining walls, garden plantings and a timber and wire mesh fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was part of a parcel bounded by Watsons Lane and Reserve and Randolph Terraces that was leased by the Lyttelton Borough Council for many years. William Watson acquired the lease to the subject property from Messrs Holliss and Brown in early 1925. Watson was a stevedore and had married Florence Wyatt in 1907. The leasehold property remained in Watson family ownership until 1954; it was finally freeholded in 1967.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 31 Reserve Terrace
Lyttelton

PHOTO



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

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A two-storey dwelling with an irregular rectangular footprint and gabled roof forms. Principal, south-west facing elevation has cross gables with finials and deck at upper level. Lean-tos at north-east and south-east elevations; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace south of Watsons Lane. The road boundary is marked with a remnant bent wire fence and there is modern metal balustrade style fencing at the rear of a parking pad directly behind the house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Pergola on south-west elevation and lean-to additions to south-east (1980s?). Reroofed, chimneys removed (c.2015).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property, encompassing 35 Sumner Road, was cross-leased in 1993.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 33 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2010

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and gabled roof forms. Integrated garage on north-east elevation with path along north-west wall leading to main entry. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Reserve Terrace to the south-east of Watsons Lane. The house is positioned for views to the west over the town and port and the road boundary is open to allow access to the integrated garage.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A turn of the 21st century dwelling that was built in what was the backyard of 33 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was subdivided to its current extent in 1999.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 34 Reserve Terrace
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and pyramidal roof. Veranda on the principal, west-facing elevation returns to the north.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of Reserve Terrace. The road boundary is marked by a volcanic scoria stone retaining wall and vegetation that largely obscures the house from view. There is only pedestrian access to the site; a single-car garage on the boundary at the west corner of the lot has been fenced off.

MATERIALS/STRUCTURE

Unknown.

ALTERATIONS

Extended to north and south? (pre-1970). Chimneys removed (post-2011).

RATING

Contributory

REASON FOR RATING

An early 20th century dwelling that contributes to the area's historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property, which encompasses 21 Randolph Terrace, was cross-leased in 2014.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 35 Reserve Terrace
Lyttelton

PHOTO



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

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A multilevel dwelling with a rectangular footprint and gabled roof forms. Principal, south-west elevation has veranda on lower level and small balcony above. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Reserve Terrace immediately to the north of Watson Lanes. There is pedestrian only access to the site and the road boundary is marked by a vertical paling fence.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Twin-gabled addition to north-west (c.1990). Reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

A modified early 20th century dwelling that is associated with the scheduled house at 27 Sumner Road (HID 1168) and contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was subdivided to its current extent in 1983.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 36A Reserve Terrace
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has enclosed veranda and tall base clad in plywood. Casement and double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of Reserve Terrace. There is pedestrian only access to the site and the road boundary is marked by a low volcanic scoria stone retaining wall and planted bank.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (1950s?). Chimneys removed (post-2011).

RATING

Neutral

REASON FOR RATING

A modified villa whose façade modification substantially undermine its authenticity and integrity.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property, which encompasses 23 Randolph Terrace, was cross-leased in 1995.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 38A Reserve Terrace
Lytelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has partially enclosed veranda and tall base. Twin balconies at south-west corner; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of Reserve Terrace. There is pedestrian only access to the site and the road boundary is marked by a low volcanic scoria stone retaining wall and planted bank.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1950s?). Windows replaced (date unknown). Double-height balconies erected (c.2009).

RATING

Neutral

REASON FOR RATING

A substantially modified villa.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property, which encompasses 23 Randolph Terrace, was cross-leased in 1996.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Foster house

ADDRESS 40 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Transitional villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and hipped roof. Principal, west-facing elevation has cross-gabled bay at south end of veranda. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a triangular lot formed by the intersection of Reserve Terrace in the west and Randolph Terrace in the east. A driveway off Reserve Terrace leads to a detached garage to the north of the house. The road boundary is marked by vegetation and, on the Reserve Terrace frontage, low volcanic scoria stone retaining walls.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Timber deck addition to veranda (c.1990). Windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified dwelling that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was once part of a large reserve parcel that was leased by the Lyttelton Borough Council for many years. A lease was issued by the LBC to William Thomas Foster, a grain sampler and borough councillor for almost 40 years, on 1 January 1925. Foster had lived in the terrace for some years by this date and had married Elizabeth Taylor (died 1944) of Lincoln in 1891; the couple had four children. In 1929 WT Foster (c.1866-1945) served a term as mayor of Lyttelton (1929-31) and he was deputy-mayor at the time of his death in 1945; the neighbouring Foster Terrace is presumably named for the family. The property was finally freeholded in 1975.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 41 Reserve Terrace
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 2000s

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and hipped roof forms. Balconies on upper tow levels of south-west elevation; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Reserve Terrace and has been positioned to take in views to the west over the town and port. The road boundary is largely open to allow access to a concrete parking pad, integrated garage and main entry.

MATERIALS/STRUCTURE

Corrugated steel, plasterboard.

ALTERATIONS

Solar panels installed (later 2010s).

RATING

Neutral

REASON FOR RATING

A modern house built in what was the backyard of 23 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. There was an outbuilding on the subject lot by 1930 and the property was subdivided to its current extent in 1998.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 42 Reserve Terrace
Lyttelton

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 bounded by Reserve and Randolph Terraces

MATERIALS/STRUCTURE

Grass, trees. Volcanic stone retaining wall defines Reserve Terrace road boundary, into which is set a small, mid-century electricity substation.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Undeveloped lot with associated infrastructure building within residential streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 43 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and hipped roof forms. Overhanging eaves, two floors on west side, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the south-west side of Reserve Terrace and there is a detached, double garage in the east corner of the lot. The road reserve is marked by a pipe railing fence and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Garage enlarged (c.1980). Reroofed? (late 1980s?). Windows replaced? (date unknown).

RATING

Neutral

REASON FOR RATING

A modified mid-century bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Dwelling
ADDRESS 45 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a composite rectangular footprint and gabled and monopitch roof forms. Casement and clerestory windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Reserve Terrace and is positioned for views to the south-west over the port. The road boundary is largely open to allow access to the integrated garage and main entry.

MATERIALS/STRUCTURE

Timber, long run steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20th century dwelling that replaced a bay villa on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 47 Reserve Terrace
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with a T-shaped footprint and flat roof surmounted by a gabled entry. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Reserve Terrace. The house is set back from the road boundary, which is marked by vegetation and a pipe railing and wire fence that also outlines the timber parking deck in the south-east corner of the lot.

MATERIALS/STRUCTURE

Corrugated steel, timber.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling that was built on a previously undeveloped site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 49 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Post-modern

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and varied flat and pitched roof forms. Main entry on principal, north-east elevation has sidelights and a curved sunhood. Casement windows; glazed conservatory at west corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Reserve Terrace and is positioned for views to the west over the port. The road boundary is marked by pipe railing and post and rail fencing and is also open to allow access to a timber parking deck and the integrated garage beyond.

MATERIALS/STRUCTURE

Plaster board, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling on a previously undeveloped site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 51 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	N/A
STYLE	
N/A	
PHYSICAL DESCRIPTION	
Vacant lot.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Vacant lot.	
MATERIALS/STRUCTURE	
Grass; timber and pipe railing fencing on road boundary.	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
Undeveloped lot within residential streetscape.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 53 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and gabled roof. Balcony on lowest level of south-west elevation; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace; the southern end of St Davids Street is to the west. The narrow road boundary is marked by access steps to the lot and a timber decked parking pad with balustrading.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling that was built on what was the backyard of 8 St Davids Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 55 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1980s

STYLE

Contemporary

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. West end of house carried on poles; balcony returns around north-west and south-west elevations. Casement windows and glazed doors; finials.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace south of its intersection with Randolph Terrace. The road boundary is open to allow access to a parking area and single-car garage in the north-east corner of the lot.

MATERIALS/STRUCTURE

Fibre cement weatherboards, timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling erected on what was the backyard of 16 St Davids Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 57 Reserve Terrace
Lyttelton

PHOTO



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

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and arched roof forms; integrated garage stands at south-east corner of the lot. Casement windows and glazed doors. Keystone lantern runs along main roof and extends to shelter main entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace south of its intersection with Stevensons Steep. The road boundary is open to the street and provides access to a timber parking deck and the garage beyond.

MATERIALS/STRUCTURE

Corrugated steel, timber.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling that was built on what was the backyard of the former Wood / Pitcaithly / Brown house at 18 St Davids Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Footpath
ADDRESS 58 Reserve Terrace
 Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	1980s?

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A flight of concrete steps that ascends from Reserve Terrace to Foster Terrace.

CONTEXT/SETTING/LANDSCAPE FEATURES

The accessway runs along the northern boundary of the Lyttelton Catholic and Public Cemetery linking the east side of Reserve Terrace with the west side of Foster Terrace.

MATERIALS/STRUCTURE

Concrete.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Part of the network of walkways in the area that contribute to its historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 59 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995?

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a footprint that resembles, in part, a bird in flight. Gabled roof and integrated garage at east end of the building. Casement windows and glazed doors. Balconies on three levels with timber balustrading or wire mesh panels.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace, south of its intersection with Stevensons Steep. The house is built to the road boundary and positioned for views over the town and harbour to the west. The road boundary is marked, in part, by a timber retaining wall.

MATERIALS/STRUCTURE

Corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house erected in what was the back yard of 20 St Davids Street; there was a garage in the north-east corner of the lot by 1970.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 60 Reserve Terrace
Lyttelton

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 residential lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, shrubs; volcanic stone retaining wall on adjacent road reserve.

ALTERATIONS

Bungalow (pre-1930) removed from site (c.2015).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 61 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Shingled gabled ends and sunhoods over some windows and entry on east elevation. Exposed rafters and cross-gabled bay on west elevation; casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands below road level on the west side of Reserve Terrace. The road boundary is marked by a pipe railing and mesh fence; there is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Deck erected west elevation; windows replaced in bay window on same (c.1980?). Container installed (c.2015).

RATING

Contributory

REASON FOR RATING

A modified inter-war bungalow that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Cook / Carson house

ADDRESS 62 Reserve Terrace
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Transitional villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Principal, west-facing elevation has veranda carried on slender timber posts with central entry in inset porch, which is flanked by a faceted bay window and distinctive corner window. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Reserve Terrace north of the Lyttelton Catholic and Public Cemetery. There is pedestrian only access to the site via a new concrete path; the road boundary is marked by a low, volcanic scoria retaining wall.

MATERIALS/STRUCTURE

Timber, tiles.

ALTERATIONS

Reroofed (1970s?).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was once part of a large reserve parcel that was leased by Lyttelton Borough Council for many years. LBC transferred a lease on the subject lot to Harvey Harold Cook, a Lyttelton Harbour Board employee and novelist (died 1941), in 1911 and thence to Joseph Nicholson Carson, who worked for the Union Steam Ship Company, in September 1919. The lease passed to Carson's wife Maude (died 1965) after his death in 1952 and the property was eventually freeholded in 1975.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 63 Reserve Terrace
Lytelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a square footprint and pyramidal roof. Principal, west-facing elevation has straight, partially enclosed, veranda with bracketed eaves and timber balustrading. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace to the south of its intersection with Stevensons Steep. The house is at a lower level than the road and is set back from the road boundary, which is marked by a picket fence. There is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed & rear windows replaced (c.2020?).

RATING

Contributory

REASON FOR RATING

A modified early 20th century villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Taylor house

ADDRESS 65 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and combination gable and saltbox roof. Principal, west-facing elevation has straight veranda with paired posts sheltering a central entry flanked by sash windows. Boxed bay window with flared roof on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace south of its intersection with Stevensons Steep. The house is at a lower level than the road and is built close to the road boundary, which is marked by a picket fence, vegetation and corrugated iron panels. There is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A colonial cottage that is associated with the scheduled items at 30 and 32 St Davids Street (HID 1092 & 1121) and upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Town Section 192 was acquired by stonemason and builder Joseph Taylor in 1861. After Taylor's death his family developed the property, which encompassed what are now 28, 30 and 32 St Davids Street and 65 and 65A Reserve Terrace. By 1877 the subject dwelling was extant. In 1916 Richard Norris purchased the north side of TS 192 (30 and 32 St Davids and 65 Reserve) and it then passed in 1928 to Edward and Annie Gillard, who held it until 1957. The property was eventually subdivided and cross-leased in 1982.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 65A Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Integrated garage at east end, deck at west. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace to the south of its intersection with Stevensons Steep. The house is built to the road boundary, which is marked by the end wall of the integrated garage with an access path along its south wall.

MATERIALS/STRUCTURE

Corrugated steel, shingles.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling that was built in the backyard of 28 St Davids Street (HID 1019).

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was cross-leased in 1989 and there was an outbuilding on the road boundary of the subject lot by 1930.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 67/69 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2016

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and low-pitched gable roof. Integrated garage; first floor balcony on west elevation. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace immediately to the north of its intersection with Stevensons Steep. The road boundary is marked by metal, balustrade style fencing and there is a large concrete driveway/parking area that extends south into the adjacent road reserve.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

An early 21st century dwelling erected on the site of two earlier houses.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 71 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Neo-colonial vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof forms. Cross-gabled bay on north elevation. Casement windows and glazed doors. Balconies on two upper levels with glass balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace, north of its intersection with Stevensons Steep. The house is positioned for views to the west over the town and port. The road boundary is open to accommodate access to a timber lined parking pad.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house erected in what was the back yard of 40 St Davids Street; there was a garage on the lot by 1970.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was cross-leased in 1993.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 73 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary cottage

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gable roof forms. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace to the north of Stevensons Steep. The road boundary is marked by metal balustrading and horizontal timber paling fencing.

MATERIALS/STRUCTURE

Linea weatherboards, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

An early 21st century dwelling built on what was the backyard of 42 St Davids Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 75 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1980s

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and varied roof forms. Large windows and glazed doors. Concrete patio at north-west corner has glass balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace opposite the Lyttelton Catholic and Public Cemetery. The road boundary is marked by vegetation and timber decking that creates a parking pad at the level of the detached garage roof.

MATERIALS/STRUCTURE

Plaster cement, timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling built on previously undeveloped land at the back of 44 and 46 Sumner Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Tredinnick house

ADDRESS 77 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Transitional bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has central inset porch with timber frieze; main entry has side and fanlights. Exposed rafters, secondary entrance porch at south-east corner; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace opposite the Lyttelton Catholic and Public Cemetery. There is a detached garage in the north-east corner of the lot and the road boundary is marked by vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An interwar dwelling that is associated with 48 St Davids Street and upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was subdivided to its current extent in 1919, at which time Edith and William Tredinnick [also Tredennick] appear to have moved from their home in the westerly portion of the lot [48 St Davids Street] into their new dwelling. Edith Tredinnick transferred the property to Walter Harkess in 1921 and it remained in Harkess family ownership until 1973.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 79 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 th century?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and saltbox roof. Principal, west-facing elevation has cross-gabled bay at south end with faceted bay window. Enclosed veranda; sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands below road level on the west side of Reserve Terrace opposite the Lyttelton Catholic and Public Cemetery. The road boundary is partly open to the street and partly marked by a pipe railing and wire mesh fence and vegetation.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s). Veranda enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 79A Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and pyramidal roof. Integrated garage on west elevation beneath cross-gabled bay; steps at north-east corner of garage lead to main entry sheltered by gable overhang. Casement windows and balcony on upper floor of west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace opposite the Lyttelton Catholic and Public Cemetery. The road boundary is largely open to allow access to the timber decked parking pad and integrated garage beyond.

MATERIALS/STRUCTURE

Linea weatherboards and long run steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling erected in what was the backyard of 54 St Davids Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. There were outbuildings on the subject lot by 1970.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 81 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1950s?

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and hipped roof forms. Principal, north and west elevations have return balcony. Overhanging eaves and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace opposite the northern end of the Lyttelton Catholic and Public Cemetery. The house is positioned below the level of the road and the road boundary is marked by remnant fencing and a detached garage.

MATERIALS/STRUCTURE

Cement plaster, timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-century dwelling that maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 83 Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a two-part L-shaped footprint and gabled roof forms. Overhanging eaves with exposed rafters; roof extends to form shallow verandas on north and west walls. Balconies on upper two floors of west elevation. Large casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Reserve Terrace; the Lyttelton Catholic and Public Cemetery is on the opposite side of the road to the south. The building extends out into the road reserve and the road boundary is open to allow access to two carports, an integrated garage and stairs that lead to the main entry on a lower level.

MATERIALS/STRUCTURE

Corrugated steel, timber.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling built on what was the rear garden of 83A Reserve Terrace.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was subdivided to its current extent in 1998.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

29 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 83A Reserve Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1950s?

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has balcony with metal balustrading. Overhanging eaves; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an internal lot with pedestrian access off the west side of Reserve Terrace.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20th century house on an internal lot that maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 85 Reserve Terrace
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 th century +

STYLE

Modified bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an irregular rectangular footprint and hipped and gabled roof forms. Casement windows and glazed doors; balconies on west elevation with metal balustrading. Exposed rafters on original (south wing) house.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands below the level of the road on the west side of Reserve Terrace. The road boundary is marked by the garage and a timber post and rail fence beyond a concrete drive providing access to 87A Reserve Terrace.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Garage and northern addition to house erected (c.2015).

RATING

Neutral

REASON FOR RATING

A highly modified early 20th century dwelling that maintains the area's residential character.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 December 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Unit
ADDRESS 2 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A small, one-storey dwelling with a rectangular footprint and monopitch roof. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street immediately adjacent to its intersection with St Davids Street. The road boundary is marked by a paling fence.

MATERIALS/STRUCTURE

Plywood, timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern 'tiny home' on a cross-leased site shared with 2A Ripon Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wales house

ADDRESS 2A Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and hipped roof. Casement windows and glazed doors, pergola style veranda with timber posts and brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street and shares its cross-leased site with a modern 'tiny home' at 2 Ripon Street. The building occupies most of the lot and is built to the road boundary. A footpath passes in front of the building, providing access to 2-6 Ripon Street inclusive.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reclad, new fenestration, new veranda (2010s).

RATING

Neutral

REASON FOR RATING

A substantially remodelled dwelling, that had already been extensively altered.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In 1935 the building was offered for sale following the death of Alice Wales, the widow of Henry. At that time the building was divided into two units.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Stanley house

ADDRESS 3 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1930

STYLE

California bungalow

PHYSICAL DESCRIPTION

A two-level dwelling with an irregular rectangular footprint and gabled roof forms. Shingled gable ends, casement and fanlight type fenestration, oriel window over integrated garage. External stairs provide access to entrance porch with deck and balustrading. Shingled hoods over windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Ripon Street, in the block bordered by Oxford Street in the west and St Davids Street in the east. The road boundary is marked by a stone wall; brick piers frame a concrete driveway to the integrated garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Garage doors replaced? (date unknown).

RATING

Defining

REASON FOR RATING

A mid-20th century dwelling, on a site that may have previously been undeveloped, that upholds the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Title for this property was issued to Leonard Stanley, a local stevedore, in 1928. The house remained in the Stanley family until 1974; it has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Bailey / Fox house

ADDRESS 4 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1890?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Straight veranda with plain batten balustrading shelters central entry with fanlight. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street; it is built to the road boundary. A footpath runs in front of the house, providing access to 2-6 Ripon Street inclusive.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Balustrading replaced; brick firewall on east elevation removed (2010s).

RATING

Defining

REASON FOR RATING

A late 19th century dwelling that upholds the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Title was first issued on this property to William Graham the younger in 1881. The property was transferred to Bridget Bailey, the wife of William, a railway storeman, in 1889. Since 1901 it has passed through other hands and appears to have been a rental at times; in the 1920s and 1930s it was owned by others but was home to William Fox, a tally clerk and his wife Sarah.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A two-storey dwelling with an irregular rectangular footprint and gabled roof forms. Integrated garage, gabled dormers, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Ripon Street, in the block bounded by Oxford Street in the west and St Davids Street in the east. It is positioned to take in harbour views to the south. A timber retaining wall and trellis fence mark the road boundary in part.

MATERIALS/STRUCTURE

Timber, glass blocks, long-run steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house on a site that appears to have been previously undeveloped, except for an auxiliary building in the south-west corner of the lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cottage
ADDRESS 6 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Thomas Mutton, owner/builder?
DATE OF CONSTRUCTION	c.1878?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Central door on principal, south-facing elevation is flanked by casement and fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street; it is built to the road boundary. A footpath runs in front of the cottage, providing access to 2-6 Ripon Street inclusive.

MATERIALS/STRUCTURE

Timber, corrugated metal, decramastic tiles.

ALTERATIONS

West wall replaced with corrugated steel (2010s).

RATING

Contributory

REASON FOR RATING

A modified late 19th century dwelling that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was transferred by William Graham the younger to Thomas Mutton, a carpenter, in 1878. It was purchased from Mutton by Bridget Bailey, who also owned 4 Ripon Street, in 1898. Since 1900 the cottage has passed through other hands; it is believed to have been the home of a cobbler at one time.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Driscoll house

ADDRESS 9 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and gabled and lean-to roof forms. Gabled dormer with finial on south elevation, lean-to on east. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands below road level on the south side of Ripon Street; Oxford Street is to the east. The road boundary is marked by a balustrade style fence and there is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

An early colonial cottage that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title on this property was issued to Isabella Driscoll, the wife of local labourer James Driscoll, in 1900. Since 1905 the property has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wearne / Carson house

ADDRESS 11 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1860s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped rectangular footprint and gabled and lean-to roof forms. Central entry sheltered by straight veranda has glazed insets and is flanked by a double-hung sash and a casement window.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is built close to the road boundary on the south side of Ripon Street; Oxford Street is to the east. The road boundary is marked by a paling fence and there is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Extension at south-west corner (pre-1970).

RATING

Defining

REASON FOR RATING

An early colonial cottage that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In the late 19th century this house appears to have been the home of Matthew, a carter, and Elizabeth (nee Anderson) Wearne. The first title for this property was issued to James and Ellen Carson in 1927; the former was a stevedore. The property remained in Carson family ownership until c.1967; it has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former CPT / Gallivan house

ADDRESS 12 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1880s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof forms. Principal, south-facing elevation is comprised of two parts: a symmetrical cottage front with central entry, and a gabled bay with weatherboarded end. Gabled and shed dormers, casement windows, main entry has glazed insets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street; the property is bordered to the east by Oxford Street and to the north by the Lyttelton Anglican Cemetery. The Ripon Street road boundary is marked by a paling fence mounted on a block wall; the Oxford Street boundary is planted with vegetation.

MATERIALS/STRUCTURE

Corrugated metal, timber.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A colonial cottage that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Frederick Knights, an artilleryman, bought Town Sections 157 and 158, encompassing what is now 12 Ripon Street, from the Church Property Trustees in September 1907; the seven-room house on the subject lot was then occupied by a Mrs Gallivan. Sarah Gallivan (1863-1932) and two of her children were still resident in Ripon Street in the early 1920s, which suggests that Knights rented the house to the Gallivans. The subject lot remained in Knights family ownership until 1945; it was later the home of the Morrison family. John Morrison, a carpenter, built a cutter in the front yard of the property in the early 1960s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wales house

ADDRESS 13 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1915?

STYLE

Villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof forms. Return veranda on south and east sides; principal, south-facing elevation has central entry with side and fanlights. Exposed rafters, casement windows and glazed doors, modern veranda railing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Ripon Street in the block bordered by Canterbury Street in the west and Oxford Street in the east. The road boundary is partly fenced with corrugated iron and partly open to provide access to a concrete driveway and modern garage. Located at the end of a slip road, there are concrete steps on the road frontage leading up to the roadway.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Windows replaced (date unknown). Deck extension at south-west corner; north-west addition; new garage (pre/c. 2010).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In the mid-1870s the property was home to Robert Knowles and family; it appears that the site was then redeveloped in the early 20th century. Title was first issued in 1927; John and Amy Wales appear to have been in residence in the mid-20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Marshall house

ADDRESS 14 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling on a tall base with an L-shaped footprint and hipped roof forms. Enclosed veranda on principal, south-facing elevation is terminated by chamfered bay. Casement and fanlight windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street; Oxford Street is to the east and the north boundary abuts the Lyttelton Anglican Cemetery. The road boundary is marked by a brick retaining wall and there is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Veranda enclosed; deck on south front erected (date unknown). Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Frederick Knights, an artilleryman, bought Town Sections 157 and 158, encompassing what is now 14 Ripon Street, from the Church Property Trustees in September 1907. By the early 1930s the house was the home of William Marshall, a butcher.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 15 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof forms. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Ripon Street, in the block bordered by Canterbury Street in the west and Oxford Street in the east. The house is set below road level and the boundary is marked by a paling fence.

MATERIALS/STRUCTURE

Brick, corrugated steel.

ALTERATIONS

Reclad post-2011?

RATING

Neutral

REASON FOR RATING

A mid-20th century dwelling that appears to have been built on the site of an earlier dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Flaws house

ADDRESS 16 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof, which extends to form a veranda across the south elevation. Lean-to at rear, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street; Oxford Street is to the east and the north boundary abuts the Lyttelton Anglican Cemetery. The road boundary is marked by a brick retaining wall and hedging and there is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated iron.

ALTERATIONS

Reclad, veranda posts and windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Frederick Knights, an artilleryman, bought Town Sections 157 and 158, encompassing what is now 16 Ripon Street, from the Church Property Trustees in September 1907. Magnus and Kathleen Flaws were in residence by the mid-1940s; the former was a seaman.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Ripon Street
Lyttelton

PHOTO



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

STYLE

Remodelled villa

PHYSICAL DESCRIPTION

A split-level dwelling with a rectangular footprint and hipped roof. Enclosed veranda, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the north side of Ripon Street; it shares the cross-leased lot with 18 Ripon Street. The road boundary of the property is marked by a concrete retaining wall and two inset garages. Pedestrian access to the rear lot is via a concrete path.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Veranda enclosed, windows replaced (date unknown). Reroofed, new decking (1970s?). Rear additions (c.1980).

RATING

Neutral

REASON FOR RATING

Highly modified square-plan villa.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18A Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof forms. Casement windows, glazed doors; timber balustrading around deck above garages.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Ripon Street; it shares the cross-leased lot with 18 Ripon Street. The road boundary is marked by a concrete retaining wall and two inset garages.

MATERIALS/STRUCTURE

Rusticated fibre cement board, decramastic tile.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A late-20th century dwelling that replaced a c.1970 garage on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Ripon Street
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Enclosed veranda on principal, south-facing elevation. Pergola on east side, casement windows; entry at west end of enclosed veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the north side of Ripon Street. The road boundary is marked by a concrete block retaining wall; there is pedestrian access only to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed and windows replaced (1950s?). Pergola addition (c.1995?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Title was first issued to his property in 1927.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped and gabled roof forms. Casement windows, weatherboard gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Ripon Street, in the block bordered by Canterbury Street in the west and Oxford Street in the east. The road boundary is marked by a low volcanic stone scoria wall and plantings; a stand-alone garage is located to the east of the house.

MATERIALS/STRUCTURE

Brick, timber, corrugated steel.

ALTERATIONS

Reclad post-2011?

RATING

Neutral

REASON FOR RATING

A mid-20th century dwelling that appears to have been built on the site of an earlier dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2021

STYLE

Contemporary modernism

PHYSICAL DESCRIPTION

A three-storey dwelling with a narrow L-shaped footprint and monopitch roof. Integrated garage with two levels of balconies above on principal, south-facing elevation. Large glazed doors and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the north side of Ripon Street and the property is bounded by the Lyttelton Anglican Cemetery to the north. The road boundary is open to provide access to the garage and timber steps that provide access to the house.

MATERIALS/STRUCTURE

Masonry, timber, long-run steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern residential building that replaced an earlier (pre-1930) dwelling on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Radovinich house

ADDRESS 23 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Modified colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. California Bungalow-era gable bay on principal, north-facing elevation has faceted bay window with shingled hood and terminates enclosed veranda. Side (west) entry with lean-to porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Ripon Street in the block bordered by Canterbury Street in the west and Oxford Street in the east. The road boundary is marked by a low masonry wall with wire coping. Parking pad at north-east corner of lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed, cross-gabled addition (1920s?).

RATING

Contributory

REASON FOR RATING

A modified late-19th century colonial cottage that helps to maintain the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Town Section 142, comprising what is now 23 and 25 Ripon Street, was leased by the Anglican Church Property Trustees to Henry Lemon in 1880. The subject property (eastern half of TS 142) was sub-leased to mariner Thomas Meehan in 1881 with the proviso that Meehan erect a house on the lot. From the mid-1890s through the early 1930s Elizabeth and Nicholas Radovinich, the latter a labourer, appear to have been in residence.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Childs house

ADDRESS 24 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and a pyramidal roof. Lean-to at rear; principal, south-facing elevation has enclosed veranda with large windows. Side entry at west end of enclosed veranda is sheltered by sunhood.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street in the block bordered by Canterbury Street in the west and Oxford Street in the east. The house is built close to the road boundary which is marked by a masonry wall and inset shed. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed, windows replaced (1930s? +).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was part of the Anglican Church Property Trustees' Lyttelton holdings in the 19th century. Until the early 1960s, at least, the Childs family, drover John and his wife Elizabeth (nee Henderson), appear to have been in residence.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1175
*DWELLING AND SETTING - 25 RIPON STREET, LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The dwelling at 25 Ripon Street has historical and social significance as a modest cottage from the late colonial period that appears to have spent much of its early life as a rental property. As a busy port town with a large workforce of seamen and labourers engaged in port work and associated industries such as the railways, Lyttelton always had a strong demand for rental accommodation.

In 1880, landowner the [Anglican] Church Property Trustees (CPT) leased Town Section 142 to labourer Henry Lemon. Lemon subdivided the property, subleasing the eastern half to mariner Thomas Meehan in 1881 with a requirement to build. Lemon presumably built on the western half (25 Ripon Street) himself at this time. In 1895 CPT sold the freehold of 25 Ripon Street to Frederick Knight, a member of the Government Militia. Knight was already living in the Ripon Street house at this time. In 1907 he purchased a further two properties in

the neighbourhood from CPT, and shifted out of 25 Ripon Street. Knight then let his former home until selling it to labourer William Small in 1915. Small on-sold the property in 1919 to artilleryman Lewis Hazlett. Between 1937 and 1997 the property belonged to members of the Chalmers family.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

25 Ripon Street has cultural significance as a demonstration of a way of life and pattern of housing in Lyttelton, particularly in the period before 1890 when Lyttelton experienced significant population growth requiring additional accommodation for workers and their families.

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.

25 Ripon Street has some architectural and aesthetic value as a standard mid-Victorian cottage. The building is a symmetrical salt-box and lean-to cottage, with architectural detailing limited to the veranda. Earlier photographs suggest that the veranda posts were originally paired, with a fretted panel between. Within the last two decades these have been replaced by plain single posts. The fretted frieze remains extant. Within a decade of the house's construction, the cottage form had been largely superseded in Lyttelton by the square-plan villa.

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.

25 Ripon Street has technological and craftsmanship significance as a standard mid-Victorian timber dwelling with the capacity to illustrate use of materials, fixtures and fittings and construction methods typical of the period.

CONTEXTUAL SIGNIFICANCE

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

25 Ripon Street and its setting has contextual significance for its contribution to the streetscape of Ripon Street. The cottage is located at the front of a long narrow section, which falls away steeply behind the dwelling, and extends almost the full width of the property. It is readily visible from the street. The setting comprises the immediate land parcel.

Ripon Street contains a wide variety of dwellings dating from the 1860s to the 1970s, with a number of small villas dating to the late 19th and early 20th centuries. To the west of 25

Ripon Street is a c.1890 villa; to the east (on the other half of the same town section) is what would have been a similar cottage to 25 Ripon until it was altered in the 1920s.

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.

25 Ripon 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.

ASSESSMENT STATEMENT

The dwelling and its setting at 25 Ripon Street have overall heritage significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance as a modest colonial cottage from the early 1880s, one of many similar dwellings constructed in the port town in this period to house a burgeoning population. The building has cultural significance for its capacity to convey the lifestyle and living conditions of its former residents. 25 Ripon Street has technological and craftsmanship significance as a standard mid-Victorian timber dwelling with the capacity to illustrate use of materials, fixtures and fittings and construction methods typical of the period. The dwelling and setting has contextual significance as one of many small cottages dating from the 1850s-1880s in Lyttelton. 25 Ripon 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.

REFERENCES:

CCC Heritage File: 25 Ripon Street (Dwelling)

Star 11 November 1895, p. 2.

Louise Beaumont, Matthew Carter & John Wilson *Banks Peninsula – contextual historical overview and thematic framework* (Christchurch, 2014)

REPORT DATED: 11 MARCH 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Garage & site of former Anglican Vicarage

ADDRESS 26 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Neo-colonial vernacular

PHYSICAL DESCRIPTION

A single-storey building with a rectangular footprint and gabled roof forms. Narrow light in gable end, cross-gabled bay on east elevation, garage doors set in south wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the north side of Ripon Street and is bordered to the north by the Lyttelton Anglican Cemetery. The road boundary is marked in part by a concrete wall; close by the boundary is the former dwelling's garage.

MATERIALS/STRUCTURE

Concrete block, cement board shingles.

ALTERATIONS

Vicarage demolished (2011?).

RATING

Neutral

REASON FOR RATING

A modern auxiliary building erected on the former site of Lyttelton's first Anglican vicarage.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. On this site in 1862-64 the Anglican Church Property Trustees erected a vicarage to the design of noted Canterbury architect Samuel Farr. The CPT sold the property in 1879 and henceforth the house was privately owned. The house suffered considerable damage in the 2010/2011 Canterbury earthquakes but the garage on the street frontage remains.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Jory house

ADDRESS 27 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Slightly bullnosed veranda on principal, north-facing elevation shelters central entry with glazed insets and side and fanlights. Door is flanked by paired double-hung sash windows. Lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Ripon Street; Canterbury Street is to the west. The road boundary is marked by a picket fence mounted on a low brick wall. Vehicle access to the site is provided at the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed (c.2015).

RATING

Defining

REASON FOR RATING

An early 20th century villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Albert Mutton, a builder, in 1909. Mutton transferred the property to railway employee Arthur Emmett in 1912; in the following year it was transferred to John Jory, a boilermaker and the husband of Ivy. The house remained in Jory family possession until 1973; it has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1995

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and curved roof forms. Standalone garage, large windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a cross-leased rear lot on the north side of Ripon Street; the Lyttelton Anglican Cemetery borders the property to the north. Vehicle access is via a concrete drive running along the eastern boundary of 28A Ripon Street.

MATERIALS/STRUCTURE

Timber, plaster cement, steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house located at the rear of an earlier dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28A Ripon Street
Lyttelton

PHOTO



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

STYLE

Modified bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with irregular rectangular footprint and gabled roof forms. Decorative bargeboards, central entry with fanlight, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a cross-leased front lot on the north side of Ripon Street; the Lyttelton Anglican Cemetery borders the property to the north. Vehicle access to 28A Ripon Street is via a concrete drive running along the eastern boundary. The road boundary is marked by the end wall of the garage and timber trellis upon which is mounted a deck balustrade.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed, windows replaced (1950s?). Garage erected on road frontage (pre-1970).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Ripon Street
Lyttelton

PHOTO



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

STYLE

Modified villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped plan and hipped roof forms. Principal, north-facing elevation has entrance with side and fanlights flanked by modern casement windows. Gabled outhouse is connected to east wall of house via a small lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Ripon Street immediately adjacent to its intersection with Canterbury Street. The road boundaries are marked by picket fences mounted on low masonry walls.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (1950s/1980s?).

RATING

Neutral

REASON FOR RATING

A highly modified early 20th century dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 th century? + c.1990

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with rectangular footprint and gabled roof forms. Large shed dormer on south side, return veranda, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street, on the upper terrace of the street near its intersection with Canterbury Street. The road boundary is marked by a timber retaining wall; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

House enlarged, doors and windows replaced, dormer added (c.1990).

RATING

Neutral

REASON FOR RATING

A substantially remodelled pre-1930 dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former McCormick house

ADDRESS 32 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gable roof forms. Decorative bargeboards and veranda brackets, faceted bay window with flared roof. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Ripon Street, Canterbury Street is to the west. the road boundary is marked by a low brick retaining wall; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Partially enclosed veranda restored; reroofed (1980s).

RATING

Defining

REASON FOR RATING

Although slightly modified the house retains sufficient integrity and authenticity to uphold the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was part of the Anglican Church Property Trustees' Reserve 27 in the 19th century. Title was first issued, to John Thomas McCormick, a local labourer, in 1927. McCormick and his wife Sarah (nee Thomas) held the property until 1956; it has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Boyd house

ADDRESS 34 Ripon Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Enclosed veranda on south elevation, side (west) entry with lean-to shelter and glazed doors. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the north side of Ripon Street; the western boundary of the lot is formed by Canterbury Street. The road boundary on the latter is marked by a concrete retaining wall and paling fence; on Ripon Street the boundary is formed by the south wall of the house and its inset garage door.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Lean-to shelter added to west elevation; windows replaced; veranda enclosed (date unknown). Boundary wall on Ripon Street frontage removed (post-2011?).

RATING

Neutral

REASON FOR RATING

A highly modified turn of the 20th century dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In the 1970s the house appears to have been the home of Douglas and Florrie (nee Bevan) Boyd.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

15 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Ross Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Pre-1930?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with rectangular footprint and gabled roof forms. Dormer windows on both sides of main roof; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

House is set within a mature garden on a triangular lot bounded by Ross Terrace and Selwyn Road. Boundary is marked by picket or wire mesh and pipe railing fence and vegetation. Small outbuilding stands at east corner of lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Remodelled / extended [?] to east and south (c.1990).

RATING

Contributory

REASON FOR RATING

Modified dwelling that can be glimpsed from the roadway.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME 'The Rookery' house

ADDRESS 9 Ross Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with irregular U-shaped footprint and gabled roof forms. Decorative bargeboards and finials, casement windows with leadlight glazing,

CONTEXT/SETTING/LANDSCAPE FEATURES

House is set close to the roadway on a triangular lot bounded to the east by Ross Terrace. Vegetation marks the road boundary and a stand-alone garage is located at the north corner of the lot.

MATERIALS/STRUCTURE

Timber framing & weatherboard cladding, corrugated metal.

ALTERATIONS

Extended to west (pre-1970 + pre-1980); remodelled (c.2009).

RATING

Contributory

REASON FOR RATING

Substantially modified dwelling that can be seen from the roadway.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This house now operates as bed and breakfast accommodation.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cressy Terrace Tennis Courts

ADDRESS 1 & 1R Seaview Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1908

STYLE

Recreational

PHYSICAL DESCRIPTION

Two tennis courts and a pavilion are set down below the level of Cressy Terrace, which borders the site to the north and west.

CONTEXT/SETTING/LANDSCAPE FEATURES

Wire mesh and pipe railing fence marks road boundary.

MATERIALS/STRUCTURE

Asphalt; timber & corrugated metal (pavilion).

ALTERATIONS

Court renewal (2022)

RATING

Neutral

REASON FOR RATING

Historic recreational site within a residential streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The Lyttelton Tennis Club was in existence by 1887 and the courts in Seaview/ Cressy Terrace have been in use since 1908; they are located on the former orphanage reserve.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

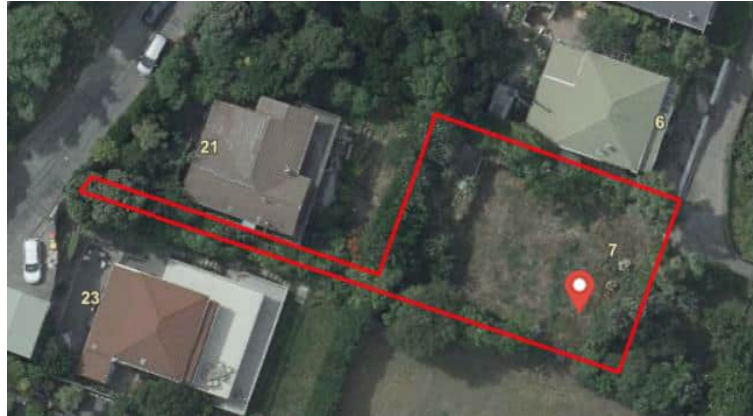
AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 7 Seaview Terrace
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

Vacant residential lot.

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot on rear section with access from Cressy Terrace.

MATERIALS/STRUCTURE

Grass & vegetation.

ALTERATIONS

Villa removed from site (c.2015).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Selwyn Parade
Lyttelton

PHOTO



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

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands in the north-western corner of a large, triangular lot. The north wall of the cottage is located on the northern boundary; access to the property is located at the intersection of Ross Terrace and Selwyn Parade.

MATERIALS/STRUCTURE

Timber, plaster stucco, corrugated metal.

ALTERATIONS

Solar panels installed (c.2020).

RATING

Contributory

REASON FOR RATING

Small, modified cottage style dwelling that present blank wall to the street and is set within large garden lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1 Selwyn Road
Lyttelton

PHOTO



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

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and hipped roof forms. Casement windows and glazed doors, single-storey wing extending from north-east corner. First floor balcony on south elevation; lean-to veranda on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site overlooking the intersection of Jacksons and Selwyn Roads. Vehicle access is from the east corner of the site, which is bordered to the south by the driveway leading to 3A Selwyn Road. Hedging and a paling fence mark the road boundary.

MATERIALS/STRUCTURE

Concrete block, cement render, aluminium joinery, corrugated metal.

ALTERATIONS

East addition (late 1970s?). House remodelled (c.1990?).

RATING

Neutral

REASON FOR RATING

A remodelled 20th century house.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 2 Selwyn Road
Lytelton

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; lean-to at rear (north elevation). Side entry (west elevation) has side and fanlights. Casement-and-fanlight type fenestration, jettied first floor, which has weatherboard cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site overlooking the intersection of Jacksons and Selwyn Roads. Concrete and scoria rock retaining walls, with metal fencing above, mark the road boundaries. Single-car garage on Selwyn Road boundary has flat roof forming outdoor seating area.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

Remodelled, including reroofing and removal of brick piers at corners (c.2015?).

RATING

Contributory

REASON FOR RATING

A modified early 20th century house that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 3 Selwyn Road
Lytelton

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 residential lot.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
Vacant lot.	
MATERIALS/STRUCTURE	
Earth, vegetation.	
ALTERATIONS	
Mid-century house removed from site (c.2015).	
RATING	
Neutral	
REASON FOR RATING	
Vacant lot from which an earlier dwelling has been removed.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Scott house

ADDRESS 3A Selwyn Road
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

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

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is set back from the roadway on an internal lot which is accessed via a driveway off Jacksons Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that contributes to the historic and architectural values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This house appears to have been built by Alice (nee Irwine/Irvine) and Walter Scott, a master mariner; the couple married in 1903 and had two daughters. The house was the Scott residence until 1954 and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 4 Selwyn Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and flat roof. Large casement windows and glazed doors; first floor balcony on principal, south-facing elevation. Side entry on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Selwyn Road; the road boundary is marked by a concrete retaining wall on which is mounted a pipe railing and wire mesh fence. Pedestrian access, via concrete steps, is from the south-west corner of the lot.

MATERIALS/STRUCTURE

Timber, cement plaster, metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a modified 1890s villa on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Selwyn Road
Lyttelton

PHOTO



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

STYLE

Arts & Crafts Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a T-shaped footprint and gabled and hipped roof forms. Casement-and-fanlight type fenestration, inset porch shelters main entry with side and fanlights. Principal, south-facing elevation has decorative gable end and curved bay window. Porch has balustrade style valance and railing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Selwyn Road, south of its intersection with Ross Terrace. An asphalt driveway leads to a parking area in front of the house; the road boundary is marked by a timber and corrugated steel fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Extended to the west (c.2000?).

RATING

Defining

REASON FOR RATING

Early 20th century house that contributes to architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Selwyn Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 2010s

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and monopitch roof forms. Large casement windows and glazed doors; first floor balcony on south elevation shelters deck below. Main entry has glazed inset.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Selwyn Road; the road boundary is marked by a concrete retaining wall on which is mounted a pipe railing and wire mesh fence. Pedestrian access, via a flight of concrete steps, is from the south-east corner of the lot.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a modified pre-1880 cottage on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 7 Selwyn Road
Lytelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped roof; lean-to across the back (east elevation) of the house. Veranda on west elevation is terminated by modified bay.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Selwyn Road immediately to the south of its intersection with Ross Terrace. The house is built to face west and take in the view over the town and harbour; it can be glimpsed from Hawkhurst Road.

MATERIALS/STRUCTURE

Rusticated timber weatherboards, corrugated metal.

ALTERATIONS

Bay window altered (date unknown). Reroofed and rear elevation modified (2022).

RATING

Contributory

REASON FOR RATING

Surviving, albeit modified, example of early 20th century cluster on the west side of Selwyn Road close by Ross Terrace.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Selwyn Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and steeply pitched gable roof forms. Casement windows, inset entrance porch at south-west corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Selwyn Road; the road boundary is marked by a block wall on which is mounted a balustrade style timber fence. The lot extends through to Ross Terrace with pedestrian access from Selwyn Road.

MATERIALS/STRUCTURE

Timber, concrete block, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a pre-1880 cottage on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 9 Selwyn Road
Lyttelton

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 residential lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, shrubs; paling fence on road boundary.

ALTERATIONS

Modified square-plan villa (pre-1930) removed from site (c.2015).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Selwyn Road
Lyttelton

PHOTO



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

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gabled roof forms. Double-hung sash and casement windows, boxed bay window in west wing addition.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Selwyn Road, south of its intersection with Ross Terrace. Stone retaining wall on road boundary; house is set within mature garden and has garaging on Ross Terrace frontage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Addition to west elevation (pre-1965). Windows on principal (south) elevation replaced (mid-20th century?).

RATING

Contributory

REASON FOR RATING

The modified house pre-dates 1900 and is built to take in the view over the town and harbour.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 11 Selwyn Road
Lyttelton

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 residential lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, vegetation.

ALTERATIONS

Bungalow (pre-1930) removed from site (c.2020).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 12 Selwyn Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and monopitch roof. Large casement windows, exposed rafters, first floor balcony. Auxiliary building on north-east corner of the lot; garage at north-west corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Selwyn Road; the property is bounded by Ross Terrace to the north. A garage appears to have stood at the west corner of the lot for many years. The road boundary is marked by a wire and pipe railing fence and vegetation.

MATERIALS/STRUCTURE

Corrugated metal, timber, aluminium joinery.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern, turn of the century house that maintains residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Selwyn Road
Lyttelton

PHOTO



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

STYLE

Vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof. Lean-to on south-west elevation and gabled section at rear (north-east). Casement windows and large glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the north side of Selwyn Road; Ross Terrace borders the property to the east. Large timber retaining walls have been built along the south-western road boundary, from which there is also pedestrian access.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Remodelled (c.2021?).

RATING

Neutral

REASON FOR RATING

A newly remodelled cottage that maintains residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 15 Selwyn Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1925 / c.2015

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof forms. Casement windows and glazed doors, return first floor balcony.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Selwyn Road; the intersection with Ross Terrace is to the south. A timber, balustrade style fence marks the road boundary and pedestrian access is provided via a flight of steps at the east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Remodelled/rebuilt (c.2015).

RATING

Neutral

REASON FOR RATING

A modified or rebuilt house that maintains residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The original house on the site was a square-plan villa.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17 Selwyn Road
Lyttelton

PHOTO



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

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level house with rectangular footprint and gabled and monopitch roof forms. Integrated garage on the street frontage; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Selwyn Road and is built up to the road boundary. It can be glimpsed from Hawkhurst Road and is built to take in views to the south and west.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A late 20th century house that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Selwyn Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1920?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with irregular rectangular footprint and low-pitched gabled roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site on the east side of Selwyn Road; the intersection with Hawkhurst Road is to the north. The house can only be glimpsed from the roadway; there is an auxiliary building to the north of the house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A residential building on a typical elevated site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Selwyn Road
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with square footprint and hipped roof. Central entry has fanlight and is flanked by large, multi-pane casement windows. Lean-to veranda with timber posts and pipe metal railings. Gabled auxiliary building immediately to the south.

CONTEXT/SETTING/LANDSCAPE FEATURES

The lot is located on the east side of Selwyn Road immediately adjacent to its intersection with Hawkhurst Road. The house is located close to the road boundary on an elevated site; it is associated with the garage and garden at 26A Selwyn Road.

MATERIALS/STRUCTURE

Rusticated and lapped weatherboards, corrugated metal.

ALTERATIONS

Windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified early 20th century dwelling that contributes to the values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Garage, driveway & garden

ADDRESS 26A Selwyn Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Early 20th century?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A small gabled building with a rectangular footprint that is accessed via a concrete driveway.

CONTEXT/SETTING/LANDSCAPE FEATURES

The lot is located on the east side of Selwyn Road immediately adjacent to its intersection with Hawkhurst Road. Concrete retaining walls on road boundary and within site.

MATERIALS/STRUCTURE

Timber, corrugated metal, concrete, grass.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A partially developed site that is associated with the residential property at 26 Selwyn Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 27 Selwyn Road
Lyttelton

PHOTO



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

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level house with hexagonal footprint from which extends the garage wing. Casement windows, first floor balconies.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Selwyn Road, close by the western end of Selwyn Parade. Vegetation and wire fencing mark the road boundary. An integrated garage largely obscures the rest of the house from public view; the house can however be seen from Hawkhurst Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century house built on a previously undeveloped site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Dwelling
ADDRESS 1 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and hipped and gabled roof forms. Integrated garage at north end, inset entrance at centre of Simeon Quay façade. Return decking on south and east elevations; casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on the south side of Simeon Quay at its intersection with Godley Quay. Planted road frontage with concrete block retaining wall and balustrading on Godley Quay boundary. The house is positioned for views over the harbour to the south-east.

MATERIALS/STRUCTURE

Timber, cement render, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling on the site and maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Olsen/Agar house

ADDRESS 2 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped roof. Lean-to extensions at north-west corner; central entry has fanlight and is flanked by picture windows with fanlights on the principal, south-facing elevation. Timber veranda posts with cast-iron lacework and a simple paling balustrade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Simeon Quay, midway between Godley Quay in the west and Norwich Quay in the east. There is a formed carpark on the lot immediately to the west of the site. The house is very close to the road boundary, which is bordered by a brick retaining wall.

MATERIALS/STRUCTURE

Timber, brick, corrugated metal.

ALTERATIONS

Façade windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

A prominently located turn of the 20th century dwelling that embodies the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Lily and Albert Olsen, a midwife and mariner respectively, acquired the property in 1900. The lot was one of several in this locale for which Peter Cunningham, a local merchant, as issued title in 1880. After Cunningham's death his executors transferred the property to the Bank of Australia in 1896; the bank then sold the property to Lily Olsen. Mrs Olsen transferred the subject lot and the one immediately to the east to the Lyttelton Steam Laundry Company in 1907; it was then acquired by Charles Agar, a local grocer, in 1910. Since 1916 the house has passed through several hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Lyttelton War Memorial site / Simeon Quay pump station

ADDRESS 2A Simeon Quay

Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Christchurch City Council

DATE OF CONSTRUCTION

2019

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A single-storey building with a rectangular footprint and monopitch roof. Side doors and large stable style doors on south-facing façade. Overhanging eaves, no windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the north side of Simeon Quay, immediately to the west of its intersection with Norwich Quay. The lot extends through to Cunningham Terrace and the road boundary is marked by a scoria stone veneer retaining wall.

MATERIALS/STRUCTURE

Concrete, steel.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

A prominently located modern utility building that is out of keeping with the previous commemorative use of the site and its landscape setting.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The Lyttelton World War I Memorial and RSA flagstaff stood on this site until they were relocated after the Canterbury earthquakes. The current utility building was erected by Christchurch City Council in 2019.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Carpark
ADDRESS 2B Simeon Quay
 Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	N/A
DATE OF CONSTRUCTION	Late 2010s

STYLE

Utilitarian

PHYSICAL DESCRIPTION

A parking area with gravelled surface, carport; framed by stone and brick walls or pavers.

CONTEXT/SETTING/LANDSCAPE FEATURES

The carpark is located on the north side of Simeon Quay, midway between Godley Quay in the west and Norwich Quay in the east. It is directly adjacent to the villa at 2 Simeon Quay.

MATERIALS/STRUCTURE

Gravel, brick, stone.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

A formed carpark currently associated with the dwelling at 2 Simeon Quay.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This parking area was previously grassed and planted with trees; it therefore appeared to be part of the Simeon Quay Reserve.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 3 Simeon Quay
Lyttelton

PHOTO



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

STYLE

Arts & Crafts Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped and gabled roof forms. Inset entry on north elevation has decorative frieze over the porch opening, which is flanked by boxed bay windows. Sunroom at north-east corner with battened panel over windows. Exposed rafters, casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Simeon Quay in the block bordered by Godey Quay to the east and Brittan Terrace to the west. The road boundary is marked by a solid panel fence. A stand-alone garage is in the north-west corner of the lot and there is a parking pad at the north-east corner.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified early 20th century bungalow that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Simeon Quay
Lyttelton

PHOTO



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

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Inset entry on north elevation is flanked by circular window; panelled door has side and fanlights. Shallow cantilevered veranda along façade; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Simeon Quay in the block bordered by Godey Quay to the east and Brittan Terrace to the west. The building is built to the road boundary and a driveway runs along the eastern boundary.

MATERIALS/STRUCTURE

Timber, cement stucco, decramastic tiles.

ALTERATIONS

North-east extension (pre-1965). Reroofed, windows replaced (1970s?).

RATING

Neutral

REASON FOR RATING

A highly modified early 20th century bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Simeon Quay Reserve [part]

ADDRESS 6 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

Informal

PHYSICAL DESCRIPTION

A planted lot which is part of the Simeon Quay Reserve.

CONTEXT/SETTING/LANDSCAPE FEATURES

The lot is located on the north side of Simeon Quay, midway between Godley Quay in the west and Norwich Quay in the east. The road boundary is marked by trees and shrubs.

MATERIALS/STRUCTURE

Grass, trees, shrubs.

ALTERATIONS

Site cleared (c.1970?).

RATING

Contributory

REASON FOR RATING

An open space reserve that was previously occupied by a pre-1925 cottage.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME St Saviour's Cottages

ADDRESS 1-8/7 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

Four, single-storey buildings with rectangular footprints and gabled roofs that are arranged in an arc on the site. Lean-to sections along north wall; partially enclosed bullnose veranda on north wall. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The residential development occupies the length of that section of Simeon Quay bounded by Voelas Road in the west and Brittan Terrace in the east. The road boundary is marked by low post and rail fencing and by the back wall of a stand-alone garage. Units have picket fences in front of their verandas.

MATERIALS/STRUCTURE

Board and batten timber cladding, concrete block, corrugated steel.

ALTERATIONS

St Saviour's Anglican Church and Hall removed from the site (mid-1970s).

RATING

Contributory

REASON FOR RATING

A later 20th century residential development that references the town's colonial architecture and maintains the site's historic link with St Saviour's Church, which is now in Winchester Street, having been relocated from Christchurch after the Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Simeon Quay Reserve [part]

ADDRESS 8 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

Informal

PHYSICAL DESCRIPTION

A planted lot which is part of the Simeon Quay Reserve.

CONTEXT/SETTING/LANDSCAPE FEATURES

The lot is located on the north side of Simeon Quay, midway between Godley Quay in the west and Norwich Quay in the east. The road boundary is marked by trees and shrubs.

MATERIALS/STRUCTURE

Grass, trees, shrubs.

ALTERATIONS

Site cleared(c.1990?).

RATING

Contributory

REASON FOR RATING

An open space reserve that was previously occupied by a pre-1925 cottage.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Comer house

ADDRESS 10 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Centre-gutter villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Return veranda has decorative frieze and paired posts; double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is on the north side of Simeon Quay, overlooking its intersection with Godley Quay. Access is via a slip road that extends west to Cunningham Terrace. The house stands on an elevated site within a mature garden.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A turn of the 20th century dwelling that embodies the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The house appears to have been built for Louisa (nee Cook) and Donald Comer, the latter (c.1872-1936) worked in the shipping department of the NZ Railways Department. The couple married in 1898 and after his retirement Donald Comer was a borough councillor and was for many years on the vestry of St Saviour's Anglican Church. The house remained in family ownership until 1945. The property, which used to extend to Cunningham Terrace, was subdivided to its current extent in 1970.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cottage
ADDRESS 12 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1860s

STYLE

Vernacular colonial cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and gabled roof forms. Decorative bargeboards, central entry flanked by casement and fanlight type windows. Pergola at rear of the lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; access is via a slip road that runs between Cunningham Terrace in the west and Godley Quay in the east. The cottage is close to the road boundary, which is marked by a low masonry wall with decorative wrought iron pedestrian gate.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). New windows installed (date unknown).

RATING

Defining

REASON FOR RATING

A mid-19th century cottage that, despite its modifications, embodies the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2000

STYLE

Contemporary

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and monopitch roof forms. The building occupies almost all of its small lot and its principal, south-facing elevation has large picture windows with sidelights and a first-floor balcony sheltering a carport below.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; access is via a slip road that runs between Cunningham Terrace in the west and Godley Quay in the east. The building is close to the road boundary, which is partly marked by a paling fence.

MATERIALS/STRUCTURE

Timber, concrete block, steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof; rear (north) lean-to. Lean-to veranda on symmetrical, south-facing elevation is carried on simple posts; casement and fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; access is via a slip road that runs between Cunningham Terrace in the west and Godley Quay in the east. The dwelling is close to the road boundary, which is marked by a picket fence; a stand-alone garage is in the south-west corner of the lot.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Windows replaced (date unknown). Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified vernacular cottage that contributes to the architectural and contextual values of the area.

HNZPT LIST ENTRY STATUS

N/A

Unknown

Late 19th / early 20th century?

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cottage
ADDRESS 18 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1925?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof. Central entry, pergola and deck on principal, south-facing elevation. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; access is via a slip road that runs between Cunningham Terrace in the west and Godley Quay in the east. The cottage is built to the road boundary, which is also fronted by a stand-alone garage.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). New windows installed, veranda remodelled (various).

RATING

Neutral

REASON FOR RATING

A highly modified cottage that maintains the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1925

STYLE

Vernacular

PHYSICAL DESCRIPTION

A two-storey dwelling with a square footprint and gabled roof. Gabled entrance porch is flanked by faceted bay window on principal, south-facing elevation; multipane casement windows. Decorative bargeboards and finial.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; access is via a slip road that runs between Cunningham Terrace in the west and Godley Quay in the east. The dwelling is close to the road boundary, which is marked by a low brick wall mounted with decorative wrought iron panels. Pedestrian-only access to the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Partially reclad and first floor windows on south elevation replaced (1980s?).

RATING

Contributory

REASON FOR RATING

A modified dwelling that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Simeon Quay
Lytelton

PHOTO



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

Square-plan villa

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled addition over a centre gutter hipped roof. Symmetrical, south-facing elevation has inset entrance porch framed by boxed bay windows. Bracketed eaves, X-pattern balustrading, front door has side and fanlights. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; access is via a slip road that runs between Cunningham Terrace in the west and Godley Quay in the east. The dwelling is close to the road boundary, which is marked by a low brick wall inset with a single-car garage, upon which the house's front deck is mounted.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Roof and garage additions (later 1970s?).

RATING

Contributory

REASON FOR RATING

A modified dwelling that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Smith house

ADDRESS 24 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Carpenter's Gothic Revival

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Decorative bargeboards and batted gable end, boxed bay window roof extends over entrance porch, which has timber posts with decorative brackets. Main entry has side and fanlights. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; access is via a slip road that runs between Cunningham Terrace in the west and Godley Quay in the east. The house is set back from the road boundary, which is marked by a masonry wall and hedging. Pedestrian-only access to the site is provided by a path running along the western boundary of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A 19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was transferred by Harvey Hawkins, a merchant, to George Smith, a stonemason, in 1892.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1930

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling mounted on a high base with a rectangular footprint and gabled roof. Shingled gable end, exposed rafters and casement-and-fanlight type fenestration. Entrance porch on west elevation; access to basement level on same side.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; access is via a slip road that runs between Cunningham Terrace in the west and Godley Quay in the east. The building is built close to the road boundary, which is marked by a timber retaining wall and paling fence. Pedestrian-only access to the site is provided by a concrete path along the western boundary; outbuilding at rear of property.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An interwar bungalow that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

28 October 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Simeon Quay
Lyttelton

PHOTO



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

STYLE

Modern

PHYSICAL DESCRIPTION

A multi-level building with a rectangular footprint and gabled roof. Single-storey wing on south elevation has flat roof forming outdoor living space. Casement windows, trellised and balustrade style railings.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; access is via a slip road that runs between Cunningham Terrace in the west and Godley Quay in the east. The house is set back from the road boundary which is marked by a masonry and wrought iron wall. The plot extends through to Cunningham Terrace, off which is sited a parking pad and stand-alone garage.

MATERIALS/STRUCTURE

Timber, cement render, bituminous roofing.

ALTERATIONS

Remodelled? (1980s?).

RATING

Neutral

REASON FOR RATING

A modified mid-20th century dwelling that replaced an earlier dwelling on the site and maintains the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Hendry house

ADDRESS 32 Simeon Quay
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, south-facing elevation has inset porch framed by boxed bay windows; a common roof extends across the porch and windows. Bracketed eaves, main door is glazed with side and fanlights, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay and the property's western boundary is formed by Cunningham Terrace. The road boundaries are marked by picket fences and a monopitch carport is positioned along the Cunningham Terrace frontage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Front door replaced (1950s?).

RATING

Defining

REASON FOR RATING

A turn of the 20th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. By 1927 the house was in possession of engineer John Hendry; it passed to his son John A Hendry, an architect, in 1952. Hendry the younger designed the Charles Upham Memorial Clock tower (1953) on the Lyttelton Gaol site and was a foundation member of what is now Heritage NZPT. Since 1957 the house has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 34 Simeon Quay
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Central door flanked by paired, double-hung sash windows. Convex veranda is carried on plain posts. Lean-to at rear and monopitch carport attaches to south-east corner of the house.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay; its eastern boundary is formed by Cunningham Terrace. The road boundary is marked by a picket fence and hedging; vehicle access to carport is off Cunningham Terrace.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

South-east carport addition (c.1970).

RATING

Defining

REASON FOR RATING

A turn of the 20th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Hatton house

ADDRESS 36 Simeon Quay
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Lean-to at rear (north) and lean-to veranda on principal, south-facing elevation. Central entry has side and fanlights and is flanked by four-pane casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the north side of Simeon Quay, the western boundary of the property is formed by Voelas Road. The road boundary is marked by a paling fence; there is an outbuilding at the rear of the house. A stand-alone garage on the eastern boundary is accessed via a concrete driveway.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (1970s?).

RATING

Defining

REASON FOR RATING

A late 19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. By 1894 the property was in possession of Mary Hatton, the wife of Thomas Hatton, an organist.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

28 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 765
*FORMER MASONIC HALL - LODGE OF UNANIMITY AND
SETTING -
6 ST DAVIDS STREET, LYTTELTON***



PHOTOGRAPH : B. SMYTH, 05/09/2011

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 former Lodge of Unanimity hall has high historical and social significance as the home of the Lodge of Unanimity No. 3, the South Island's oldest Masonic foundation, for more than 130 years. The Lodge served as a formal institution of sociability, thrift, and charitable works in Lyttelton for more than 150 years, and through its history was associated with many of the port town's leading citizens.

Lodges and Friendly Societies were a central part of the fabric of male society in towns and cities throughout Victorian New Zealand. Lodges had a financial function, in that they provided sickness and funeral benefits to members, but also provided a venue for conviviality and fellowship. As such, lodges made an important contribution to the social, political and business life of the colony.

Freemasonry began in Canterbury when a Lodge of Instruction was formed in Lyttelton under the Provincial Grand Lodge of New South Wales in October 1851. The warrant for the Lodge

of Unanimity arrived from England in May 1853, making it the oldest Masonic Lodge in the South Island, and the third lodge to be formed in New Zealand. Lyttelton citizens also founded a second Masonic lodge, the Canterbury Kilwinning, in 1875.

The Lodge of Unanimity purchased their St David's Street site in October 1853, and laid the foundation stone for their first Lodge hall in 1855. This hall was designed by Lodge member Benjamin Mountfort and built by R. Taylor. It opened in October 1858. In 1875 Lodge members decided their first hall needed replacing. Designed once again by Benjamin Mountfort and built by Sutton and Weastell, the new hall opened in 1876. A refectory was added by Cyril Mountfort in 1898.

In addition to Benjamin Mountfort, other prominent Lytteltonians who were members of the Lodge of Unanimity include early medical professionals Drs William Donald and J T Rouse, businessman and Harbour Board chairman Peter Cunningham, lawyer Henry Nalder, vicar of St Saviour's Elliott Chambers, and stevedore and sometime Lyttelton mayor Nicholas Schumacher.

The lodge hall sustained significant damage in the Canterbury Earthquakes of 2010 and 2011, and as a consequence was unsafe to occupy. In 2014 the Lodge of Unanimity sold their damaged building to a private owner who intends to fully restore it.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The former Lodge of Unanimity hall has high cultural and spiritual significance for its association with Freemasonry. The Masons are an association with a very particular character, defined by a founding tradition, a long and distinguished history, and distinctive ritual. These precepts underlie the more prosaic features of Masonic life, which include sociability and charitable work. The Masonic tradition A lodge hall embodies the history and traditions of its Lodge and is the venue for the performance of ritual.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The former Lodge of Unanimity hall has high architectural and aesthetic significance as (in part) a Gothic Revival building by prominent Christchurch architect Benjamin Mountfort. Although the Lodge of Unanimity is no longer in use for its original purpose and has been cleared of its furnishings and fixtures, the architectural design and layout of the building still reflect its Masonic origins.

A central part of the mythology of the Masonic movement is its basis in classical antiquity, and especially its connection with the lost Temple of Solomon. Masonic buildings are thus traditionally designed with at least some elements of classical architectural vocabulary. The former hall of the Canterbury Kilwinning Lodge in Canterbury Street, Lyttelton, for example, adheres closely to this model, however for the Lodge of Unanimity hall the architect and Lodge member Benjamin Mountfort unusually chose to design in his preferred idiom, Gothic Revival. The interior however has been designed and furnished to the Masonic formula.

The windowless exterior of the 1876 building with its slate roof and large expanses of wall intersected only by heavy buttresses appears severe and forbidding. Although Masonic halls traditionally turn inwards to obscure the ritual within from public view, such an unprepossessing exterior is unusual. It has been suggested however that the brick and stone structure originally had a much more decorative, polychromatic appearance before it was later uniformly rendered in cement plaster. In contrast with the exterior, the interior of the hall with its steep diagonally-sarked ceiling and large gothic trusses was richly furnished and decorated in accordance with Masonic precepts.

Benjamin Woolfield Mountfort trained under Richard Carpenter, an important member of the Gothic Revival movement before immigrating to New Zealand in 1850. He subsequently became New Zealand's pre-eminent Gothic Revival architect, and has been credited with defining Christchurch's Gothic Revival character with a group of major buildings including the Canterbury Museum, the Provincial Council Buildings and Canterbury College (later the Arts Centre).

In 1898 Benjamin Mountfort's son Cyril Mountfort added a large timber refectory at right-angles to his father's hall. The refectory building is relatively plain but features Carpenter Gothic elements typical of domestic and public buildings of the period including fretted barges with a decorative truss detail and a large hooded twin sash window. The lofty match-lined interior has light gothic rafters. Cyril Mountfort worked with his father during the 1880s and 1890s, taking over his father's practice following the latter's death in 1898. Cyril Mountfort's best known remaining buildings include St Saviour's Church (recently relocated back to Lyttelton), and St John's Anglican Church, Hororata.

The original (front) porch was demolished and replaced with a cloakroom in 1959; the rear lobby was altered and refurbished for use as a cloakroom in 2001. The masonry lodge hall was severely damaged by the Canterbury Earthquakes of 2010 and 2011, and significant make-safe work has taken place. The building remains vacant. The volcanic stone retaining wall and gateway in front of the building also sustained serious damage.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The former Lodge of Unanimity hall has high technological and craftsmanship significance as a rare surviving example of an early masonry building in Lyttelton, for the timberwork of its roof and refectory and for the detail of the interior. The building has the capacity to reveal information about the materials and construction techniques of Victorian masonry construction as well as timber framed and weather board buildings of that era.

CONTEXTUAL SIGNIFICANCE

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

The former Lodge of Unanimity hall has high contextual significance on its site, and within its setting and broader context. The building is located on an elevated site across the full width of its section. The setting consists of the parcel boundary, a small rectangular section.

Along the road frontage is a volcanic stone retaining wall, also damaged in the Canterbury Earthquakes. Access to the building is provided by a path that climbs across the frontage. Behind the building is a steep grassy slope. This originally climbed to meet Reserve Terrace, but a rear section was subdivided off in the 2000s. The hall has landmark significance on its highly visible site overlooking both Lyttelton and the harbour. The lodge hall has contextual significance as part of an homogenous group of listed colonial period (c1860-c1880) buildings along St David's Street. These are mainly dwellings but also include the former Forresters Lodge hall.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The former Lodge of Unanimity hall 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 existing buildings date from 1876 and 1898, but there was a lodge hall on the site from 1857.

ASSESSMENT STATEMENT

The former Lodge of Unanimity hall has high heritage significance and value to Christchurch and Banks Peninsula particularly through its high degree of authenticity and integrity. The hall has high historical and social significance as the home of the Lodge of Unanimity No. 3, the South Island's oldest Masonic foundation, for more than 130 years. The Lodge served as a formal institution of sociability, thrift, and charitable works in Lyttelton for more than 150 years, and through its history was associated with many of the port town's leading citizens. The hall has high cultural and spiritual significance for its association with Freemasonry. The Masons are an association with a very particular character, defined by a founding tradition, a long and distinguished history, and distinctive ritual. The hall has high architectural and aesthetic significance as (in part) a Gothic Revival building by prominent Christchurch architect Benjamin Mountfort. The hall has high technological and craftsmanship significance as a rare surviving example of a masonry building in Lyttelton, and for the timberwork of its roof and refectory. The hall has high contextual significance as a large building on an elevated site overlooking the town and port which gives it landmark significance, and it is also set amongst other listed colonial era buildings. The former Lodge of Unanimity hall and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site,

REFERENCES:

CCC Heritage File: Lodge of Unanimity, 6 St David's Street

REPORT DATED: 14/10/2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Principal, west-facing elevation has inset entry and timber railed balcony. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of St Davids Street overlooking Sumner Road. The road boundary is marked by a concrete block retaining wall and timber stairs to the house.

MATERIALS/STRUCTURE

Brick, corrugated steel.

ALTERATIONS

Reclad & reroofed (c.2015).

RATING

Neutral

REASON FOR RATING

A mid-20th century dwelling that replaced an earlier cottage on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with an offset rectangular footprint and gabled roof forms. Integrated garage at south end; first floor balcony. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of St Davids Street overlooking Sumner Road. The road boundary is marked by a concrete retaining wall. The wedge-shaped lot extends through to Reserve Terrace.

MATERIALS/STRUCTURE

Timber, concrete block, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house on the site of an earlier (mid-20th century) dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Allwright house

ADDRESS 14 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Timber stairs lead to veranda on principal, west-facing elevation. Gabled bay terminates veranda sheltering main entry, with side and fanlights, and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of St Davids Street overlooking Sumner Road. The road boundary is marked, in part by a pipe railing and wire mesh fence atop a concrete retaining wall. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

External stairs and façade windows replaced (2010s).

RATING

Defining

REASON FOR RATING

A later 19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to William Bright Allwright in 1878. Allwright (c.1845-95) was Lyttelton's postmaster between 1874 and 1894. His widow Grace (nee Grantham), with whom he had four children, transferred the property to Esther Lanyon, the wife of local grocer Thomas Lanyon, in 1895. Since 1924 the property has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof forms. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on an elevated site on the east side of St Davids Street, overlooking the intersection of London Street and Sumner Road. The road boundary is marked by a tall concrete retaining wall and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house on the site of an earlier dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was previously part of 'Glen Lossie' (18 St Davids Street).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wood / Pitcaithly / Brown house

ADDRESS 18 St Davids Street

Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1869?

STYLE

Carpenter's Gothic Revival

PHYSICAL DESCRIPTION

A two-storey building with a rectangular footprint and gabled roof forms. Principal, west-facing elevation has decorative bargeboards and finials on cross-gabled bay and entrance porch. Faceted bay window; main entry has side and fanlights. Double-hung sash windows and leadlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Road; Sumner Road is to the south. The road boundary is marked by a picket fence set into brick piers which is mounted on an inset garage framed with volcanic scoria stone. The garage opening is screened by metal gates and a flight of concrete steps provide pedestrian access at the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). Garage doors removed and gates installed in their place (2010s).

RATING

Defining

REASON FOR RATING

A 19th century dwelling that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Captain Richard Wood, a master mariner and coal merchant, owned Town Sections 194, 195 and 1996 in St Davids Street and he was resident in the street by January 1870. Wood was bankrupted in 1884 but recovered his fortunes only to die at sea off the coast of Coromandel Peninsula in March 1899. The first title issued for this property was prepared in 1901 for Isabella Pitcaithly, the wife of local butcher William Pitcaithly. William (c.1829-1904) had been resident in Lyttelton since the mid-1860s, if not earlier, and was bankrupted in 1871 but later recovered his finances and good name. The Pitcaithlys were living in St Davids Street by 1887. In 1906 Isabella transferred the property to Sarah Brown, a widow, who held the property until 1921. It then passed to Rudolph Anderson, a sailmaker, who had married Isabella Raitt in 1887; the Andersons rented out the property. Since 1942 the property has been subdivided and passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s?

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey building with an irregular rectangular footprint and hipped and gabled roof forms. The principal, west-facing elevation has a shingled gable end over a return balcony with batten balustrading. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on an elevated site on the east side of St Davids Street; Sumner Road is to the south. The road boundary is marked by a concrete retaining wall with a metal fence mounted upon it; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Façade altered?

RATING

Contributory

REASON FOR RATING

A 20th century house the contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1088
*DWELLING AND SETTING - 22 ST DAVIDS STREET,
LYTTELTON***



PHOTOGRAPH: B. SMYTH 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

22 St David's Street has historical and social significance as an example of a typical larger home of the mid Victorian period, and for its association with prominent Lyttelton figures Presbyterian minister William McGowan and headmasters James Dawe and Emile Just.

Town Section 194, the site of 22 St David's Street, was subdivided from a larger block then owned by Captain Richard Wood (the owner of the adjacent dwelling *Glen Lossie*), and sold to Lyttelton's Presbyterian minister Rev. William McGowan in 1875. The Scottish-born McGowan arrived in Wellington in 1865 and was appointed to Lyttelton in 1870. His St David's Street house was built in 1875. McGowan however died in 1877, and the Education Board bought the house from his widow in 1878 to serve as the headmaster's residence for Lyttelton Main School.

The first headmaster to live in the house was the newly-appointed James Dawe, a Cambridge graduate and former Christ's College master. In 1890 Dawe was succeeded by Emile Just. The Australian-educated Just had previously taught in Kumara and at Christchurch East School. He served as Lyttelton Main's headmaster for twenty-eight years, and was involved with numerous community organisations.

After Just's retirement, his former home was sold by the Education Board to sailmaker Rudolph Anderson in 1919. The Norwegian-born Anderson and his Scottish wife Isabella did not live in the house but rented it out. From 1921 they also owned the adjacent *Glen Lossie* - which they also rented out. Rudolph Anderson died in 1933, but 22 St David's Street was not sold until after Isabella's death in 1942. The house was purchased by greengrocer Percy Mitchell and his wife Gladys. Percy died in 1949; after this date Gladys kept crane driver William Dean and his wife June as boarders. The Deans bought the property in 1956 and lived there for a further 40 years until William's death in 1995.

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.

22 St David's Street has cultural significance as a demonstration of the way of life of the professional people who occupied it in the late nineteenth and early twentieth century - with particular regards to its role as employment-related housing for the local headmaster.

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.

22 St David's Street has architectural and aesthetic significance as a typical larger 'T' plan Carpenter Gothic house of the 1870s, designed by architect Issac Jacobsen.

Carpenter Gothic houses are usually distinguished by their T-plan form, steeply pitched roofs, dormer windows, and timber fretwork on bargeboards and verandahs. The style reached its decorative zenith in the 1870s aided by the development of machine-cut timber fretwork. 22 St David's is a comparatively modest iteration of the style, with simple window hoods, verandah brackets and a quatrefoil motif in the bargeboards. Other comparable examples of the Carpenter Gothic style in Lyttelton include 18 St David's Street (c1875), 2 Cunningham Terrace (1877) and the former Gaoler's House in Oxford Street (also 1877). The dwelling was designed by J S M (Isaac) Jacobsen, who called tenders for its erection in March 1875. The German-born Jacobsen (1823-1906) initially settled in Nelson in 1843. He began practising in Lyttelton soon after the fire of 1870, and was working in Christchurch in the early 1880s before he returned to the Nelson district for his health. His son Theodore was also an architect.

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.

22 St David's Street has technological and craftsmanship significance as a demonstration of construction methods and the use of materials in the 1870s. As a larger home, the expectation would be that the quality of materials and workmanship would be higher than that in a standard home of the period.

CONTEXTUAL SIGNIFICANCE

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

22 St David's Street has contextual significance in its location at the southern end of St David's Street. This area is a consistent stretch of mostly colonial-era homes of various sizes and styles, the majority of which are heritage-listed. In its elevated location on the hillside above the end of London Street, the house is a distinctive Lyttelton landmark.

The setting of the dwelling is its immediate parcel, a sloping square suburban section. The section originally ascended steeply behind the house through to Reserve Terrace but was subdivided in the late twentieth century. The house is now located on an elevated site towards the back of the section, behind a garden that descends to a stone retaining wall.

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.

22 St David's 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. Its section was subdivided from the grounds of the adjacent dwelling *Glen Lossie*, which had its origins in the 1850s.

ASSESSMENT STATEMENT

22 St David's Street has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as an example of a typical larger home of the mid Victorian period, and for its association with prominent Lyttelton figures Presbyterian minister William McGowan and headmasters James Dawe and Emile Just. The dwelling has cultural significance as a demonstration of the way of life of the professional people who occupied it in the late nineteenth and early twentieth century - with particular regards to its role as employment-related housing for the local headmaster. The dwelling has architectural and aesthetic significance as a typical larger 'T' plan Carpenter Gothic house of the 1870s, designed by architect Issac Jacobsen. The dwelling has technological and craftsmanship significance as a demonstration of construction methods and the use of materials in the 1870s. As a larger home, the expectation would be that the quality of materials and workmanship would be higher than that in a standard home of the period. The dwelling has contextual significance in its location at the southern end of St David's Street. This area is a consistent stretch of mostly colonial-era homes of various sizes and styles, the majority of which are heritage-listed. In its elevated location on the hillside above the end of London Street, the house is a distinctive Lyttelton landmark. 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. Its section was subdivided from the grounds of the adjacent dwelling *Glen Lossie*, which had its origins in the 1850s.

REFERENCES:

CCC Heritage File: 22 St David's St

Press 10 March 1875, p 4.

<http://www.theprow.org.nz/people/isaac-jacobsen/#.VPN9-im9xds>

<http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=TC19060709.2.10>

REPORT DATED: 12/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1863-64

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Partially enclosed veranda on principal, west-facing elevation is accessed via steps that lead to deck on roof of two inset garages. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of the slip road towards the southern end of St David's Street. There is only pedestrian access to the site and the road boundary is marked by the garage doors and a short section of stone and timber fencing.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

Garages erected, decking thus created; veranda partially enclosed; building stuccoed (1950s?).

RATING

Contributory

REASON FOR RATING

A highly modified mid-19th century cottage that, largely due to its age, contributes to the area's historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In 1863 solicitor Robert D'Oyly purchased Town Section 193 from former Lyttelton Gaoler James Reston. A cottage was built on the southern part of the section in 1863-64 during D'Oyly's ownership. In late 1864 D'Oyly split the section lengthwise and sold the parts off. The vacant northern section was sold to the trustees of the Society of Foresters and a hall for the society's use was erected on the neighbouring property (26 St Davids Street).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1090
*FORMER FORESTERS' HALL - COURT QUEEN OF THE ISLES
AND SETTING - 26 ST DAVIDS STREET, LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

26 St David's Street has high historical and social significance as the hall of the Lyttelton 'court' (lodge or chapter) of the Ancient Order of Foresters, a friendly society, for over a century. Current research suggests that this is the oldest remaining lodge hall in Canterbury.

In 1863 solicitor Robert D'Oyly purchased the vacant Town Section 193 from former Lyttelton Gaoler James Reston. A cottage was built on the southern part of the section in 1863-64 during D'Oyly's ownership. In late 1864 D'Oyly split the section lengthwise and sold the parts off. The vacant northern section was sold to the trustees of the Society of Foresters. In 1866 a mortgage was drawn on the property, and rates were paid on a land and building from the following year. This suggests the hall was completed in 1867.

Lodges or Friendly Societies were a central part of the fabric of male society in towns and cities throughout Victorian New Zealand. They had a financial function, in that they provided sickness and funeral benefits, but also provided a venue for conviviality and fellowship. There were five lodges in Lyttelton. The Court Queen of the Isles No. 2703, the Lyttelton 'court' of the Ancient Order of Foresters, was founded in 1859, the second court in Canterbury. When 26 St David's Street was purchased in 1864, most of the trustees were in the building trades. When the Canterbury Foresters celebrated their centenary in 1963, the Lyttelton court still had 35 members. In 1967 however, the Lyttelton Foresters' Hall was put on the market and sold for use as a dwelling. It remains a dwelling.

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.

26 St David's Street has high cultural significance as the former hall of the Lyttelton court of the Ancient Order of Foresters. Fraternal societies such as the Foresters had an important financial function in the pre-social welfare period, but just as important was the conviviality and fellowship that they offered. Each lodge had its own mythology and ritual, and met formally to conduct its business, but also provided members with community and a regular social life. Lyttelton's Foresters held regular balls and dinners - although many of these occasions were held off-site. The lodge hall was also available for hire, and was used for weddings, dances and other events until its closure.

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.

26 St David's Street has architectural and aesthetic significance as a small, simple timber hall of the 1860s. Although there are no historic photographs on file and the building has been significantly altered since it ceased being a hall in 1967, the scalloped bargeboards, verandah and large window on the eastern elevation are very likely original.

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.

26 St David's Street has some technological and craftsmanship value as a demonstration of construction methods and the use of materials in colonial Lyttelton.

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.

26 St David's Street has contextual significance as part of a group of heritage-listed dwellings at the southern end of St David's Street. To both the south and north of the former hall are

listed cottages which also date from the 1860s. The building also has a particular contextual relationship with the former Masonic Lodge of Unanimity at 6 St David's Street.

The former hall is located immediately adjacent to the roadway on a small narrow section. The south wall sits adjacent the steps of a steep right-of-way, and the north wall is close to the northern boundary. There is a small backyard. As a consequence of its prominent location, the building has landmark significance.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

26 St David's 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 lodge hall was completed in 1867. Lyttelton's first Methodist church (1855), a building of a similar form and scale, was approximately in the same location but removed following its closure in 1860.

ASSESSMENT STATEMENT

26 St David's Street has high overall heritage significance to the Christchurch district including Banks' Peninsula. The building has high historical and social significance as the hall for the Lyttelton 'court' of the Ancient Order of Foresters for over a century. Research suggests that this is the oldest remaining lodge hall in Canterbury. The building has high cultural significance for its association with the mythology, ritual and social life of the Foresters' Lodge. The building has architectural and aesthetic significance as a small, simple timber hall of the colonial period. The building has contextual significance as part of a group of heritage-listed dwellings at the southern end of St David's Street. To both the south and north of the former hall are listed cottages which also date from the 1860s. The building also has a particular contextual relationship with the former Masonic Lodge of Unanimity at 6 St David's Street. The building 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 lodge hall was completed in 1867.

REFERENCES:

CCC Heritage File: 26 St David's Street

REPORT DATED: 10/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26A St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 19 th century

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and double-gabled roof. Principal, west-facing elevation has partial veranda that returns to the south. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated lot that can also be accessed from Reserve Terrace. The road boundary on the terrace is marked by a parking pad and batten fence. A narrow flight of concrete steps from St Davids Street provides pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Chimney removed, reroofed (post-2011).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In 1863 solicitor Robert D'Oyly purchased Town Section 193 from former Lyttelton Gaoler James Reston. A cottage was built on the southern part of the section (now 24 St Davids Street/63 Reserve Terrace) in 1863-64 during D'Oyly's ownership. In late 1864 D'Oyly split the section lengthwise and sold the parts off. The vacant northern section was sold to the trustees of the Society of Foresters and a hall for the society's use was erected at the west end of the section in 1867. The first title for the subject lot was issued to the Public Trustee in 1927; the property was transferred to Clara Boyd, a widow, in the following year. Since 1969 the property has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1091
*DWELLING AND SETTING - 28 ST DAVIDS STREET,
LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

28 St David's Street has historical and social significance as a former pair of very small semi-detached rental flats, let to workmen until the early 20th century. There are no other known examples of this style of accommodation from this period surviving in Lyttelton.

Town Section 192 was first purchased by boot maker and general storekeeper James Swinbourne in 1851. Later in the 1850s the property was sold to Rev. James Watkins of Wellington. In 1861 the property was sold by Watkins to stone mason and builder Joseph Taylor. At this point there was a larger house on the site of 30 and 32 St David's Street. By 1863 the cottage at 28 St David's Street had been constructed alongside. In 1864 the rates roll reported four dwellings on the section, so each of the two houses must have contained two dwellings. This would account for the unusual 'mirror image' form of 28, with two front

doors and a central chimney. The poorly paid and casual nature of ship and wharf work meant that there was always a high demand for rental accommodation in port towns like Lyttelton. It is not known if the St David's Street flats served as accommodation for single men or families.

Joseph Taylor, his wife Charlotte and children had arrived in Lyttelton on the *Charlotte Jane* in 1850. Joseph died in 1863 and his will directed that the dwellings on TS 192 (and others he owned elsewhere) were to be kept in good order through the proceeds of renting them out. After Charlotte's death in 1875, TS 192 was divided in half, and 28 St David's St was conveyed to the Taylor's son, carpenter William Taylor. William continued to rent out the property until 1884, when he sold it to master mariner William Hendry. A coastal trader, Hendry was master of the tug *Lyttelton* at the time of his death in 1900. Hendry in turn sold the property to George Childs in 1891. Child's continued to rent out the house, which appears to have still been in two flats, until 1907.

In 1908 the house was sold to newly married couple Edward and Annie Gillard and converted into a single-family dwelling. This appears to have been the first time the home had been owner-occupied. Edward Gillard was a carrier and seaman. The property remained in the Gillard family until 1957. It has had many owners since, including journalist and raconteur James (Jim) Hopkins from 1984-1995.

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.

28 St David's Street has cultural significance for the capacity it has to reflect the lifestyles of Lyttelton's renters during the colonial period.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

28 St David's Street has architectural and aesthetic significance as an uncommon example of what was originally a semi-detached rental property. The building is in many ways a typical vernacular colonial cottage with its saltbox form, twin dormers and chaste veranda, but the central chimney (removed) and mirror-image arrangement of doors and windows provides evidence of the original configuration of the building. The present doors and windows are not original, but are sympathetic.

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.

28 St David's Street has some technological and craftsmanship value as a cottage constructed in a manner typical of the 1860s.

CONTEXTUAL SIGNIFICANCE

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

The building has contextual significance as part of a group of listed colonial period (1860-1880) dwellings along St David's Street, of a variety of designs and sizes. To both the south and north of the dwelling are other listed buildings dating from the 1860s and 1870s.

28 St David's Street is located towards the front of a small narrow section. Immediately adjacent to the roadway is an early brick retaining wall capped with a modern but sympathetic picket fence. Both south and north walls of the dwelling sit close to their respective boundaries and thus those of neighbouring properties. There is a small planted backyard which ascends from the house towards the rear (eastern) boundary. The section originally continued through to Reserve Terrace.

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.

28 St David's 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.

ASSESSMENT STATEMENT

28 St David's Street has overall significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance as a former pair of semi-detached rental flats, let to workmen until the early 20th century. There are no other known examples of this style of accommodation from this period surviving in Lyttelton. The dwelling has cultural significance for the capacity it has to reflect the lifestyles of its former residents and architectural and aesthetic significance for its typical vernacular style and atypical semi-detached design. The dwelling has contextual significance as part of a group of listed colonial period (1860-1880) buildings along the east side of St David's Street. 28 St David's 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.

REFERENCES:

CCC Heritage File: 28 St David's Street (Dwelling)

REPORT DATED: 10 MARCH 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1092
*DWELLING AND SETTING - 30 ST DAVIDS STREET,
LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

30 St David's Street has historical and social significance as an example of a modest colonial dwelling, purpose-built as a rental property by the Taylor family who owned it for thirty years. It remained as a rental property for over a century until subdivision from its neighbours in the early 1980s

The large number of periodic, insecure and relatively poorly paid jobs associated with ship, railway and wharf work meant that there was always a high demand for rental accommodation in port towns like Lyttelton. This small dwelling and its identical neighbour (32 St David's Street) remained rental properties for more than a century. They contrast with the more substantial dwellings completed at 18 and 20 St David's Street in the same period.

Town Section 192 on St David's Street was first purchased by boot maker and general storekeeper James Swinbourne in 1851. Later in the 1850s the property was sold to Rev. James Watkins of Wellington. In 1861 the property was sold by Watkins to stone mason and builder Joseph Taylor. At this point there was a large single dwelling across the sites of both

30 and 32 St David's Street. By 1863 Taylor had constructed the (originally) two-unit cottage at 28 St David's Street. In 1864 the rates roll reported four dwellings on the town section, which suggests that Taylor had also subdivided the 1850s dwelling into two units.

Joseph Taylor, his wife Charlotte and children arrived on the *Charlotte Jane* in 1850. Joseph died in 1863 and his will directed that the dwellings on TS 192 (and others he owned elsewhere) were to be kept in good order through the proceeds of renting them out. After Charlotte's death in 1875, TS 192 was divided in half, and 28 St David's Street was conveyed to her son, carpenter William Taylor. The 1850s dwelling on the northern half of TS 192 was conveyed to her daughter, Virginia. In the rates rolls, Virginia was labelled as a former school teacher 'out of business' (usually implying retirement). In reality she was confined to Sunnyside Asylum until her death in 1910, and her estate was managed by her family on her behalf. In 1877 Virginia was assessed for two cottages and a house (at the rear, opening to Reserve Terrace) for the first time. This signalled the replacement of the 1850s house with the identical dwellings at 30 and 32 St David's Street.

After Virginia's death, her property was transferred to her brother William. In 1916, 30 and 32 St David's Street and the Reserve Terrace house were sold to carrier Richard Norris. In 1928 Norris sold the property to Edward and Annie Gillard, who had owned and lived at 28 St David's Street since 1908. Edward Gillard was a carrier and seaman. The property remained in the Gillard family until 1957. The three dwellings were subdivided in 1982 and sold off on separate cross-leases. After a century as a rental property, 30 St David's Street was occupied by an owner for the first time. The house has had many owners in the intervening years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

30 St David's Street has cultural significance for the capacity it has to reflect the itinerant lifestyles of the many Lyttelton workers who have rented the dwelling over many years.

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.

30 St David's Street has architectural and aesthetic significance as one of two (with 32 St David's Street) identical modest weatherboard cottages of the late 1870s. The narrowness of their sites required the buildings to be sited 'side-on' with their gables facing the street. Each would originally have consisted of four rooms - two on each floor. The front elevations of each would have had a single window on each floor, but their exact appearance is currently unknown as their windows, doors, barges and verandah ornamentation have all been altered. 30 St David's Street currently has a casement window on the first floor and French doors on the ground floor. The verandah has a timber lattice fringe.

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.

30 St David's Street has technological and craftsmanship significance for the capacity it has to illustrate construction and the use of materials in the 1870s. Original external joinery appears largely absent.

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.

30 St David's Street has contextual significance as part of a group of listed colonial period (1860-1880) dwellings at the southern end of St David's Street. To both the south and north of this are other listed buildings dating from the 1860s and 1870s, including an identical house at 32 St David's Street. These two buildings contrast in scale and form with 28 St David's Street, which was constructed by the same family as a two-unit rental a decade earlier.

The setting of 30 St David's Street is its immediate parcel, a small narrow section. The house is located towards the front of its section and across its full width. A small right of way between the two buildings gives access to their respective back yards, which ascend towards the rear boundary. In front of the dwelling is a stone retaining wall surmounted by a picket fence.

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.

30 St David's 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. An 1850s cottage was located on the site until replaced by the present dwelling in 1876-1877.

ASSESSMENT STATEMENT

30 St David's Street has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as an example of a modest colonial dwelling, purpose-built as a rental property in 1876-1877 by the Taylor family who owned it for thirty years. It remained as a rental property for over a century until subdivision from its neighbours in the early 1980s. The dwelling has cultural significance for the capacity it has to reflect the itinerant lifestyles of the many Lyttelton workers who have rented the dwelling over many years. The dwelling has architectural and aesthetic significance as one of two (with 32 St David's Street) identical modest weatherboard cottages of the late 1870s. The dwelling has technological and craftsmanship value for the capacity it has to illustrate construction and the use of materials in the 1870s. The dwelling has contextual significance as part of a group of listed colonial period (1860-1880) houses at the southern end of St David's Street. To both the south and north of this are other listed buildings dating from the 1860s and 1870s, including an identical house at 32 St David's

Street. 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. An 1850s cottage was located on the site until replaced by the present dwelling in 1876-1877.

REFERENCES:

CCC Heritage File: 30 St David's Street (Dwelling)

REPORT DATED: 10/03/2015

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.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1211
*DWELLING AND SETTING - 32 ST DAVIDS STREET,
LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

32 St David's Street has historical and social significance as an example of a modest colonial dwelling, purpose-built as a rental property by the Taylor family who owned it for thirty years. It remained as a rental property for over a century until subdivision from its neighbours in the early 1980s

The large number of periodic, insecure and relatively poorly paid jobs associated with ship, railway and wharf work meant that there was always a high demand for rental accommodation in port towns like Lyttelton. This small dwelling and its identical neighbour (30 St David's Street) remained rental properties for more than a century. They contrast with the more substantial dwellings completed at 18 and 20 St David's Street in the same period.

Town Section 192 on St David's Street was first purchased by boot maker and general storekeeper James Swinbourne in 1851. Later in the 1850s the property was sold to Rev. James Watkins of Wellington. In 1861 the property was sold by Watkins to stone mason and builder Joseph Taylor. At this point there was a large single dwelling across the sites of both 30 and 32 St David's Street. By 1863 Taylor had constructed the (originally) two-unit cottage

at 28 St David's Street. In 1864 the rates roll reported four dwellings on the town section, which suggests that Taylor had also subdivided the 1850s dwelling into two units.

Joseph Taylor, his wife Charlotte and children arrived on the *Charlotte Jane* in 1850. Joseph died in 1863 and his will directed that the dwellings on TS 192 (and others he owned elsewhere) were to be kept in good order through the proceeds of renting them out. After Charlotte's death in 1875, TS 192 was divided in half, and 28 St David's Street was conveyed to her son, carpenter William Taylor. The 1850s dwelling on the northern half of TS 192 was conveyed to her daughter, Virginia. In the rates rolls, Virginia was labelled as a former school teacher 'out of business' (usually implying retirement). In reality she was confined to Sunnyside Asylum until her death in 1910, and her estate was managed by her family on her behalf. In 1877 Virginia was assessed for two cottages and a house (at the rear, opening to Reserve Terrace) for the first time. This signalled the replacement of the 1850s house with the identical dwellings at 30 and 32 St David's Street.

After Virginia's death, her property was transferred to her brother William. In 1915, 30 and 32 St David's Street and the Reserve Terrace house were sold to carrier Richard Norris. In 1928 Norris sold the property to Edward and Annie Gillard, who had owned and lived at 28 St David's Street since 1908. Edward Gillard was a carrier and seaman. The property remained in the Gillard family until 1957. The three dwellings were subdivided in 1982 and sold off on separate cross-leases. After a century as a rental property, 32 St David's Street was occupied by an owner for the first time. The house has had many owners in the intervening years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

32 St David's Street has cultural significance for the capacity it has to reflect the itinerant lifestyles of the many Lyttelton workers who have rented the dwelling over many years.

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.

32 St David's Street has architectural and aesthetic significance as one of two (with 30 St David's Street) identical modest weatherboard cottages of the late 1870s. The narrowness of their sites required the buildings to be sited 'side-on' with their gables facing the street. Each would originally have consisted of four rooms - two on each floor. There are no hallways and the staircases ascends from the kitchens. The front elevations of each would have had a single window on each floor, but their exact appearance is currently unknown as their windows, doors, barges and verandah ornamentation have all been altered. 32 St David's Street was altered internally and externally in 2008-2009, when took on its present appearance. It currently has a top hinged faux sash window on the first floor and French doors and an arched front door on the ground floor. The verandah has simple timber brackets.

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.

32 St David's Street has technological and craftsmanship significance for the capacity it has to illustrate construction and the use of materials in the 1870s. Original external joinery appears largely absent.

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.

32 St David's Street has contextual significance as part of a group of listed colonial period (1860-1880) dwellings at the southern end of St David's Street. To both the south and north of this are other listed buildings dating from the 1860s and 1870s, including an identical house at 30 St David's Street. These two buildings contrast in scale and form with 28 St David's Street, which was constructed by the same family as a two-unit rental a decade earlier.

The setting of the dwelling is its immediate parcel, a small narrow section. The house is located towards the front of its section and across its full width. A small right of way between the two buildings gives access to their respective back yards, which ascend towards the rear boundary. In front of the dwelling is a stone retaining wall surmounted by a picket fence.

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.

32 St David's 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. An 1850s cottage was located on the site until replaced by the present dwelling in 1876-1877.

ASSESSMENT STATEMENT

32 St David's Street has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as an example of a modest colonial dwelling, purpose-built as a rental property in 1876-1877 by the Taylor family who owned it for thirty years. It remained as a rental property for over a century until subdivision from its neighbours in the early 1980s. The dwelling has cultural significance for the capacity it has to reflect the itinerant lifestyles of the many Lyttelton workers who have rented the dwelling over many years. The dwelling has architectural and aesthetic significance as one of two (with 30 St David's Street) identical modest weatherboard cottages of the late 1870s. The dwelling has technological and craftsmanship significance for the capacity it has to illustrate construction and the use of materials in the 1870s. The dwelling has contextual significance as part of a group of listed colonial period (1860-1880)

houses at the southern end of St David's Street. To both the south and north of this are other listed buildings dating from the 1860s and 1870s, including an identical house at 30 St David's Street. 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. An 1850s cottage was located on the site until replaced by the present dwelling in 1876-1877.

REFERENCES:

CCC Heritage File: 32 St David's St (Dwelling)

REPORT DATED: 10/03/2015

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.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1093
*DWELLING AND SETTING - 34 ST DAVIDS STREET,
LYTTELTON***



PHOTOGRAPH: B. SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

34 St David's Street has historical and social significance for its early colonial construction date and long association with the Childs and Stevenson families (70 and 67 years respectively). It is one of the older dwellings in Lyttelton.

In 1856 blacksmith Joseph Childs purchased the two halves of Town Section 191 from their respective owners, and built the family home that is now 34 St David's Street. The Cornish-born Childs, his wife Fanny and their children arrived in Lyttelton on the *Cressy* in 1850. After periods spent working on the construction of the Sumner Road and the gold diggings in Melbourne, Childs established a smithy in Oxford Street in 1854. The business remained there until 1871 when it shifted to Norwich Quay. Childs was still working until the day before his death at the age of 75 in 1889. Joseph and Fanny Childs celebrated their golden

wedding anniversary in 1888 and most of the businesses in Lyttelton were reported as flying flags to celebrate the occasion. Fanny Childs drowned in the well on the property in 1893, but the dwelling remained in the ownership of her descendants until 1925. It was rented to others after the turn of the century.

In 1925 the property was purchased by the second of its long-term owners, wharf labourer Alexander Stevenson. Alexander and his wife Olive were well known in Lyttelton: Alexander was the Lyttelton Main School caretaker in later life and the couple did much good work for the institution. They also fostered many children. The property remained in the Stevenson family until 1992. The precipitous incline that climbs past the house from St David's Street to Reserve Terrace is known as Stevenson's Steep in their honour.

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.

34 St David's Street has cultural significance for the capacity it has to reflect the lifestyle of its past residents. The property's ownership profile also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries. 34 St David's Street has had two very long periods of family ownership.

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.

34 St David's Street has architectural and aesthetic significance as an early colonial cottage that has not been significantly altered. The dwelling consists of a typical symmetrical 'saltbox', with another gable immediately behind providing additional space. A simple bracketed veranda extends around three sides of the house. The compact form of the home is a clear indicator of its age. The original dormer windows were removed before the 1920s but reinstated in close to original form in the 1970s. The main difference is that the original windows appear to have been sash rather than casements. The stone retaining wall with its cast iron railing dates from the early decades of the house's existence.

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.

34 St David's Street has technological and craftsmanship significance for its potential to demonstrate construction materials and methods in use during the 1850s.

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 has contextual significance as part of a group of listed colonial period (c1860-c1880) dwellings along the east side of St David's Street. Immediately to the south of this dwelling are other listed buildings dating from the 1860s and 1870s.

34 St David's Street is centrally located on its large, roughly rectangular vegetated section, overlooking the former site of the Lyttelton Gaol. The northern boundary of the property is angled to allow the adjacent Stevenson's Steep (originally Cemetery Road) to ascend at a traversable incline to Reserve Terrace. The rear of the property has been subdivided. Along the front boundary is an original stone retaining wall surmounted with a cast iron balustrade.

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.

34 St David's 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.

ASSESSMENT STATEMENT

34 St David's Street has overall significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance as an early colonial dwelling long associated with the Childs and Stevenson families. The dwelling has cultural significance for the capacity it has to reflect the lifestyle of the Childs and Stevenson families. The dwelling has architectural and aesthetic significance as well-preserved early colonial cottage and technological and craftsmanship significance for its ability to demonstrate mid-19th century construction methods and materials. The dwelling has contextual significance as part of a group of listed colonial period (c1860-c1880) dwellings along St David's Street overlooking the town centre and port of Lyttelton. 34 St David's 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.

REFERENCES: CCC Heritage File: 34 St David's Street (Dwelling)

REPORT DATED: 10 March 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 38 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1960

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof forms. Integrated garage, balcony accessed via concrete steps. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street overlooking its intersection with Stevensons Steep. The road boundary is marked by a balustrade style metal fence mounted on a concrete block retaining wall.

MATERIALS/STRUCTURE

Timber, brick, corrugated steel.

ALTERATIONS

Reclad and windows replaced (c.2015).

RATING

Neutral

REASON FOR RATING

A mid-20th century house that replaced an earlier dwelling and was remodelled after the Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 40 St Davids Street
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Cast-iron lacework and dentils on principal, west-facing elevation. Main entry, with glazed insets, is set in end wall of veranda addition. Sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway overlooking the slip road on the east side of St Davids Street; Stevensons Steep is to the south. The road boundary is marked by a concrete retaining wall upon which is mounted a pipe railing and wire mesh fence; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rear lean-to extended and veranda built out (pre-1970).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 42 St Davids Street
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has straight veranda with plain posts and batten balustrading; central entry has fanlight and is flanked by glazed French doors. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway overlooking the slip road on the east side of St Davids Street; Stevensons Steep is to the south. The road boundary is marked by a timber retaining wall upon which is mounted the veranda balustrade; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced, pergola added at rear (date unknown).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 44 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2005

STYLE

Modernist

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and gabled roof. Principal, west-facing elevation has side entry, glazed wall on first floor and balcony sheltered by overhanging eaves on second; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of St Davids Street, between Exeter Street in the north and Stevensons Steep in the south. The road boundary is largely open to allow access to an integrated garage. Volcanic scoria walls line the drive.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house, which replaced an earlier cottage on a lot created by subdivision in c.1999.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 46 St Davids Street
Lyttelton

PHOTO



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

STYLE

Modernist

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and mansard roof forms. Symmetrical west-facing facade; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of St Davids Street, between Exeter Street in the north and Stevensons Steep in the south. The road boundary is largely open to allow access to an integrated garage. Timber retaining walls line the drive.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house, which replaced an earlier cottage on a lot created by subdivision in c.1999.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Tredennick house

ADDRESS 48 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular L-shaped footprint and hipped roof. Principal, west-facing elevation has gablet over central entry; south end partially enclosed. Cast-iron lacework brackets and frieze, main entry has side and fanlights; solid battened balustrade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway overlooking the slip road on the east side of St Davids Street; Exeter Street is to the north. The road boundary is marked by a timber and concrete retaining wall with pipe railing; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

North-east corner extension enlarged/altered (c.2015?).

RATING

Defining

REASON FOR RATING

An early 20th century villa that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Edward Dennis, a storekeeper, in 1903. Dennis transferred the property to Edith (nee Heggie) and William Tredennick [Tredinnick], the latter a carrier, in 1906. Since 1919, when the Tredennicks moved to 77 Reserve Terrace, the house has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 50 St Davids Street
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling on a high base with a rectangular footprint and pyramidal roof. Straight veranda, partially enclosed, shelters main entry, which has side and fanlights. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway overlooking the slip road on the east side of St Davids Street and opposite its intersection with Exeter Street. The road boundary is marked by a volcanic scoria wall and vegetation; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Windows replaced, veranda partially enclosed (mid-20th century?). Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 52 St Davids Street
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and pyramidal roof. Double hung sash and casement windows, bracketed eaves above straight veranda on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street opposite its intersection with Exeter Street. The road boundary is marked by a volcanic scoria wall and vegetation; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

First floor added (c.1990).

RATING

Neutral

REASON FOR RATING

A highly modified villa.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 54 St Davids Street
Lyttelton

PHOTO



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

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with irregular rectangular footprint and low-pitched hipped roof forms. Overhanging eaves, casement windows and glazed doors. Balcony on principal, west-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of St Davids Street; the intersection with Exeter Street is to the west and access to the property is via a slip road. The road boundary is marked by a stand-alone garage and paved parking area bordered by a concrete block retaining wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20th century house that replaced an earlier dwelling on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 56 St Davids Street
Lytelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has straight veranda (partially built out), decorative post brackets and bracketed eaves. Double-hung sash and casement windows, glazed French doors; main entry has side and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street at the northern end of the slip road that provides access to 38-56 St Davids Street. The road boundary is marked by a volcanic scoria wall and vegetation; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda built out (pre-1970). Pergola on south wall and deck on west side erected (c.2015).

RATING

Defining

REASON FOR RATING

An early 20th century villa that upholds the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Dwelling
ADDRESS 58 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1860s? +

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with an L-shaped footprint and gabled roofed forms. Principal, west-facing elevation has single-storey colonial cottage front married to one-and-a-half storey cross-gabled bay. Double-hung sash and casement windows, main entry has glazed insets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street, opposite the block bordered by Ripon Street in the north and Exeter Street on the south. The road boundary is marked by a picket fence, vegetation, and a stand-alone garage in the north-west corner.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Two-storey addition (c.1990). Auxiliary building erected behind house (early 2000s?).

RATING

Contributory

REASON FOR RATING

A modified 19th century dwelling that contributes to the area's historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 59 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 19 th century

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Enclosed veranda on principal, south-facing elevation with shed dormer above. Sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of St Davids Street; Exeter Street is to the south. A stand-alone garage is located in the south-east corner of the lot and the road boundary is marked by the side wall of the garage and a post and rope fence atop a volcanic scoria stone retaining wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed, shed dormer erected, walls stuccoed (mid-20th century?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's architectural and contextual values

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 60 St Davids Street
Lyttelton

PHOTO



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

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof. Overhanging eaves, first floor balcony, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street, midway between Ripon Street in the north and Exeter Street in the south. The road boundary is marked by low concrete retaining walls and vegetation.

MATERIALS/STRUCTURE

Timber, concrete block, decramastic tiles.

ALTERATIONS

Internal garage door replaced with glazed door and window unit (2010s).

RATING

Neutral

REASON FOR RATING

A later 20th century dwelling built in place of an earlier house.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

19 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 61 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 19 th century

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Enclosed veranda on principal, east-facing elevation has casement and fanlight type windows and glazed French doors. Bay window on north elevation and windows in gable ends; lean-to on south wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of St Davids Street; Ripon Street is to the north. A driveway runs along the northern boundary of this subdivided lot. The road boundary is marked by a volcanic scoria wall and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (mid-20th century?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title issued for this property, which then encompassed the neighbouring lot to the north, was issued to John Pascoe, a railway porter, in 1927. In 1939 the property was transferred to Albert Buckley, a watersider; more recently it has been subdivided to its current extent.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

20 November 2022

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CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 61A St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary

PHYSICAL DESCRIPTION

A two-storey dwelling with irregular L-shaped footprint and gabled and half-hipped roof forms. Casement windows, integrated garage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an internal lot with vehicle access off the west side of St Davids Street in the block bounded by Ripon Street to the north and Exeter Street to the south.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A new house on a site created by subdivision in c.2008.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

19 November 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Edgar house

ADDRESS 62 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan transitional villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Exposed rafters; veranda on principal, west-facing elevation shelters entry and French doors. Solid balustrade.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street; the intersection with Ripon Street is to the north. The building occupies most of the lot, with a parking pad in the south-west corner of the property. The road boundary is marked by a low concrete kerb and vegetation.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?). Chimney removed (post-2011).

RATING

Contributory

REASON FOR RATING

A modified transitional villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property, which originally also encompassed 62 St Davids Street and 85 Reserve Terrace, was issued to George Edgar, a dairyman, in 1908. The property was subdivided by Edgar's heirs and the subject lot sold in 1946.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 63 St Davids Street
Lyttelton

PHOTO



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

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Casement windows and glazed doors. External steps provide access to first floor balcony and main entry on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of St Davids Street in the block bounded by Ripon Street to the north and Exeter Street to the south. The road boundary is marked by a low volcanic scoria wall, vegetation and a stand-alone garage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A later 20th century house that replaced an earlier dwelling on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

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AUTHOR

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CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Edgar cottage

ADDRESS 64 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1860s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Veranda on principal, west-facing elevation shelters central entry and flanking casement and fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street; the intersection with Ripon Street is to the north. The building occupies most of the lot, with a driveway running along the northern boundary. The road boundary is marked by metal, balustrade style fencing.

MATERIALS/STRUCTURE

Timber, long-run steel.

ALTERATIONS

Reroofed; carport at north-west corner added. (1980s?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property, which originally also encompassed 62 St Davids Street and 85 Reserve Terrace, was issued to George Edgar, a dairyman, in 1908. The property was subdivided by Edgar's heirs and the subject lot sold in 1946.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

20 November 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Dale house

ADDRESS 65 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Cottage villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Gabled bay has half-timbering and semi-circular bay with casement and fanlight type fenestration. Entry is framed by multi-pane casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of St Davids Street; the northern boundary of the lot is formed by Ripon Street. A stand-alone garage is located in the north-east corner of the property and the road boundary is marked by low stone walls and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Bay added (c.1915?). Veranda balustrading removed (2009).

RATING

Defining

REASON FOR RATING

A composite dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title issued for this property was assigned to James Buckley in 1890. The house was the home of Mildred and Allan Dale (died 1926), a labourer, from 1902 until the former's death in 1962.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

20 November 2022

AUTHOR

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CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 68 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 th century?

STYLE

Vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Lean-to at north end, offset entry, casement windows and glazed French doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street opposite its intersection with Ripon Street. Vehicle access to a parking pad is at the north-west corner of the lot. The road boundary is marked by a low quarry stone wall and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Lean-to extension (pre-1960?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 70 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and hipped and gabled roof forms. Casement and fanlight type windows, bay window in façade (west elevation) and side (north-west) entry in glazed porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street, north of its intersection with Ripon Street. The road boundary is marked by a picket fence and a stand-alone garage is located at the rear of the house.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Solar panels installed (2010s).

RATING

Contributory

REASON FOR RATING

An interwar bungalow, on a cross-leased site, that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Buckley/Hock house

ADDRESS 71 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1880

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, east-facing elevation has partially enclosed veranda formed by extension of the roof. Modern, multi-pane casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of St Davids Street, north of its intersection with Ripon Street. The house occupies the full width of the lot and the road boundary is marked by a masonry wall with a pierced block coping.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (pre-2008); chimney renewed (post-2011).

RATING

Contributory

REASON FOR RATING

A modified 19th century cottage that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to James Henry Buckley, a local labourer, in August 1877. Buckley (died 1926), who married Emma Austin in 1879, held the property until it was transferred to Philip Hock, a labourer, in 1902; since 1922 it has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 72 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular L-shaped footprint and hipped and gabled roof forms. Casement windows, bay window in façade (west elevation) and side (north-west) entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street, north of its intersection with Ripon Street. The road boundary is marked by a metal, balustrade style fence. A stand-alone garage is located in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Extended to north, west elevation altered with new fenestration and gable end cladding, new fencing (2010s).

RATING

Neutral

REASON FOR RATING

A substantially modified bungalow.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Hedgman house

ADDRESS 73 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with an elongated rectangular footprint and gabled roof. Principal, east-facing elevation has flared veranda with decorative brackets and drops. Veranda shelters entry and a single window. Sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of St Davids Street, north of its intersection with Ripon Street. The building occupies the full width of the lot and the road boundary is marked by a brick retaining wall and trellis fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A late 19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was transferred by William Graham to Charles Hedgman in July 1878. Hedgman transferred the property to George Blackler, a labourer, in 1886. Blackler sold to Elizabeth Payne, a widow, in 1892 and between 1896 and 1906 it was owned by William Barnes, who worked on the wharf. In the early 20th century the property was owned by George Pearce, a gas company employee. Since 1923 it has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 74 St Davids Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Hollis & Brown, builders
DATE OF CONSTRUCTION	c.1900

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, west-facing elevation has straight veranda with cast-iron lacework and central entry flanked by paired sash windows. Lean-to at rear (east).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of St Davids Street north of its intersection with Ripon Street. The road boundary is marked by hedging and a wrought iron gate; there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Campbell Gilmore, a carter, in 1927.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1169
*DWELLING AND SETTING - 75 ST DAVIDS STREET,
LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

75 St David's Street has historical and social significance as an early colonial dwelling and for its association with stonemason Brian Weybourne, who constructed many of Lyttelton's landmark buildings. The dwelling also has significance for its century-long connection with the Toomey family.

In 1865 the vacant section was purchased by stonemason William Graham. In February 1867 Graham and fellow mason Brian Weybourne dissolved their business partnership (Graham and Weybourne). Weybourne bought the St David's Street section from Graham at this time. He is considered to have a stronger claim to be the builder of the house as it is likely that the house was not constructed until 1875.

Brian (also Bryan) Weybourne (also various alternative spellings) was a prominent citizen and leading Catholic layman in Lyttelton from the mid-1860s to the mid-1880s. Graham and Weybourne were the masons for St John's Presbyterian Church (1864, demolished) and St Joseph's Catholic Church (1865, demolished). Weybourne was also mason for the Anglican vicarage (1864) in Ripon Street and clerk of works for the Harbour Board Office (1880). He was an office holder in the Foresters' Lodge, the Lyttelton Colonists' Society and the Borough Council. Brian and his wife Mary Ann had a family of nine. They left Lyttelton in 1884 and sold their St David's Street house in 1887.

The property was purchased by Bridget Bailey, who left it to her daughter Mary Jane Toomey and Mary Jane's husband John in 1893. John Toomey was the signalman at the Lyttelton Timeball Station from 1879 to 1893 – a job he commenced at the age of fifteen. The house remained in the Toomey family until 1993.

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.

75 St David's Street has cultural significance for the capacity it has to illustrate the way of life of its former inhabitants. The property's ownership profile also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries.

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.

75 St David's Street has high architectural and aesthetic significance as a rare surviving example of a stone dwelling, and as an early example of the villa style in Lyttelton. The original stone house appears to have consisted of four rooms with a central hall and a lean-to at the rear. It has been suggested that the house was built immediately following Weybourne's acquisition of the property in 1867. However the square plan, hipped roof and twin bay windows are features associated with the villa style that established itself in the town from the mid-1870s. Devonia (1877) in Bridle Path originally had a very similar appearance. Weybourne drew a second mortgage for £150 in 1875, and this is more likely to be the date of construction. A third smaller mortgage was drawn in 1883, which probably signals the advent of the timber addition along the south elevation with the square bay window.

As a mason, it is likely that Weybourne built his own house. Stone or brick houses were rare in colonial Lyttelton and those few that survived through to the early 21st century such as the former vicarage in Ripon Street and 21 Sumner Road were destroyed in the Canterbury earthquakes of 2010 and 2011. Although severely damaged, 75 St David's Street still stands and is a rare, if not unique, survivor.

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.

75 St David's Street has high technological and craftsmanship significance as a rare example of a stone dwelling constructed in Lyttelton, and (post-earthquakes) is today an even rarer, if not unique, example of a surviving masonry dwelling in the town.

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.

75 St David's Street has contextual significance because it is largely built of local stone and sits close to the road frontage (as many Lyttelton homes do). There are significant numbers of colonial dwellings remaining in the area, of a similar form and scale. Particularly noteworthy are a contiguous group of listed colonial dwellings at the bottom of St David's Street, although these are some distance from 75.

75 St David's Street is situated at the front of a small, comparatively narrow section. The house abuts the southern boundary, but a drive passes to the north. The section falls away behind the house down to the western boundary. The dwelling is located in a mixed residential area, with houses dating from the mid-19th to the mid-20th century

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.

75 St David's 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.

ASSESSMENT STATEMENT

75 St David's Street has high overall significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance as a colonial stonemason's dwelling and for its association with Brian Weybourne, who constructed many of Lyttelton's former landmarks. The dwelling also has historical significance for its century-long connection with the Toomey family. The dwelling has cultural significance for the capacity it has to illustrate the lifestyle of the Weybourne and Toomey families. The dwelling has high architectural and aesthetic as an early square plan villa and high technological and craftsmanship significance as a rare surviving example of a stone dwelling in Lyttelton. The dwelling has contextual significance in relation to its construction material and as one of a number of colonial homes in the wider area, relating in particular to the contiguous listed group at the bottom of St David's Street. 75 St David's 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.

REFERENCES:

CCC Heritage File: 75 St David's St (Dwelling)

REPORT DATED: 10 MARCH 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 76 St Davids Street
Lyttelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Gabled bay on principal, west-facing elevation has battened end over faceted bay. Veranda posts topped by brackets, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of St Davids Street, north of its intersection with Ripon Street. The road boundary is marked by a paling fence and there is pedestrian only access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (1970s?).

RATING

Contributory

REASON FOR RATING

A modified bay villa that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

20 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 4 Stevensons Steep
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1990

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof. Casement windows, internal garage on ground floor with deck above.

CONTEXT/SETTING/LANDSCAPE FEATURES

House is set within a triangular lot that is bounded to the east by Reserve Terrace. Driveway in north-west corner; road boundary is marked by wire mesh and pipe railing fence.

MATERIALS/STRUCTURE

Timber, corrugated metal, aluminium fenestration.

ALTERATIONS

Interior refurbished (c.2019).

RATING

Neutral

REASON FOR RATING

Late 20th century house with harbour views.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 10 Sumner Road
Lyttelton

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 residential lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, vegetation; metal railing fence along road boundary.

ALTERATIONS

Bungalow (pre-1930) removed from site (c.2015).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 12 Sumner Road
Lyttelton

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 residential lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot with plywood boundary fencing.

MATERIALS/STRUCTURE

Plywood, remnant building foundations.

ALTERATIONS

Bay villa removed from site (c.2015).

RATING

Intrusive

REASON FOR RATING

Boundary fencing detracts from residential streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Sumner Road
Lytelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Multi-level dwelling with rectangular footprint and hipped roof. Principal, south-west facing elevation has pergola over balcony framed by boxed bay window. Shallow lean-to at rear (north-east) has board-and-batten cladding, central entry and flanking windows. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Sumner Road and the property is elevated above Gladstone Quay with views to the south-west across the harbour. The dwelling is close to the road boundary, which is marked by hedging and a timber entrance gate.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rear veranda enclosed & windows replaced (1920s?). Pergola installed (1990s?).

RATING

Contributory

REASON FOR RATING

A modified turn of the 20th century dwelling that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Harriet and David Collett house

ADDRESS 15 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1924

STYLE

Bungalow

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and hipped roof. Principal, south-west elevation has faceted bay and oriel windows, overhanging eaves and flared cantilevered roof over central entry. Sunrooms on both levels on north-west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road, overlooking the slip road that provides access to the cluster of houses to its east. The road boundary is marked by a scoria retaining wall and there is a single-storey garage to the south-east of the house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced? (date unknown).

RATING

Defining

REASON FOR RATING

An interwar house that is associated with a notable local family and upholds the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. David Collett was a local pharmacist and the father of James Collett, also a chemist, who became Lyttelton's mayor in 1959.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Sumner Road
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Multi-level dwelling with rectangular footprint and hipped roof. Principal, north-east facing elevation has flared veranda, cast-iron brackets atop veranda posts and central entry. Enclosed balcony on south-west elevation. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Sumner Road and the property is elevated above Gladstone Quay with views to the south-west across the harbour. The dwelling is close to the road boundary, which is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

South-west balcony enclosed (date unknown).

RATING

Defining

REASON FOR RATING

A turn of the 20th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Until 1964 this property was owned by the mayor and councillors of Lyttelton Borough Council.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 2020

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

Multi-level dwelling with rectangular footprint and gabled roof. Symmetrical, north-east facing elevation has overhanging eaves and central pier flanked by glazed wall panels. First floor balcony on south-west elevation. Casement type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Sumner Road and the property is elevated above Gladstone Quay with views to the south-west across the harbour. The dwelling is close to the road boundary, which is marked by a solid paling fence.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a colonial cottage on the site and maintains the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. At the back of this site was located the town's first fever hospital (1850s).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 19 Sumner Road
 Lyttelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped and gabled roof forms. Gabled bay with decorative gable end and faceted bay terminates return veranda. Central entry has a fanlight; double-hung sash and casement type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road, overlooking the slip road that provides access to the cluster of houses to its east. The road boundary is marked by a concrete block retaining wall and an inset garage.

MATERIALS/STRUCTURE

Timber, decramastic tile roof.

ALTERATIONS

Refurbished (2022).

RATING

Contributory

REASON FOR RATING

A refurbished turn of the 20th century dwelling that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1860s/1870s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey cottage with irregular rectangular footprint and saltbox roof. Principal, north-east elevation has straight veranda sheltering central entry. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands below the level of the footpath on the west side of Sumner Road; the property is elevated above Gladstone Quay with views to the south-west across the harbour. The dwelling is close to the road boundary, which is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rear addition (pre-1965?).

RATING

Defining

REASON FOR RATING

A colonial cottage that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A two-store dwelling with L-shaped footprint and gabled roof forms. Cross-gabled section at north end has first floor balcony over projecting bay. Half-pent dormers on principal, south-west elevation, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road, overlooking the slip road that provides access to a cluster of houses in the vicinity. The road boundary is retained by a mixture of scoria walls and upright timber posts; a paved driveway provides access to attached and stand-alone garages.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling that replaced an earlier house on the site and maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1980s

STYLE

Modern vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and gabled roof. Lean-to hood shelters entry on street front; first floor balcony on south-west elevation. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the west side of Sumner Road and the property is elevated above Gladstone Quay with views to the south-west across the harbour. The dwelling is close to the road boundary, which is marked by a picket fence. A stand-alone gabled garage is in the east corner of the lot.

MATERIALS/STRUCTURE

Timber, fibre-cement board, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house erected on a previously undeveloped site that maintains the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015

STYLE

Contemporary modern

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Main entry is to the left of an integrated garage on the ground floor; steps on the northern boundary also provide access to the house. Balcony on third floor; large windows & glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road overlooking a slip road that provides access to a cluster of houses in the vicinity. The road boundary is bordered by access steps, a driveway in front of the integrated garage and a low wall.

MATERIALS/STRUCTURE

Timber, cement render, concrete, steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling on the site and maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1086
DWELLING AND SETTING - 27 SUMNER ROAD, LYTTELTON**



PHOTOGRAPH : BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The dwelling and its setting at 27 Sumner Road has high historical and social significance being built as the manse for the St Johns Presbyterian Church in Lyttelton and was associated with this use for nearly a century. The dwelling was built c1884 by the Presbyterian Church, and replaced the previous manse which was at the top of Dublin Street. It was occupied by a succession of Presbyterian ministers and their families from that time until its sale in 1978. The purchasers of the property in 1978 still own it to this day and it remains in use as residence. Sumner Road is historically important as it was originally intended to be the main land route from Lyttelton to Christchurch. Completed in 1857 for the first decade daily stage coaches travelled over the route, making it a busy thoroughfare. After the completion of the railway tunnel in 1867 the use lessened, but the lower part of the road forms an important gateway into Lyttelton.

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.

27 Sumner Road has cultural and spiritual significance for its association for 94 years with the Presbyterian Church in Lyttelton and for its use over that time as part by the Presbyterian Community in Lyttelton. It is reflective of the way of life and living conditions of colonial Ministers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The building at 27 Sumner Road has architectural and aesthetic significance as an example of a large two storey square villa with a square bay window and verandah on the principal facade. It dates from the 1880s and is simple in style with restrained ornamentation; the only ornamentation on the façade being bracketed eaves and cast iron decorative brackets on the verandah. It has two styles of sash windows, with some having four panes of glass and some two, and a tripartite bay window at ground floor. Part of the front veranda was enclosed in the 20th century with glazing to screen the front door. The front entry still has coloured glazed lights around the door.

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.

27 Sumner Road has technological and craftsmanship significance for the potential it has to provide information on 19th century building methods, materials, fixtures and fittings and construction techniques that date from the 1870s.

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.

27 Sumner Road has contextual significance as one in a group of houses from the 19th century that housed a variety of townspeople and port workers. They are raised up several metres above Sumner Road itself, which has high stone retaining walls at this point, on a slip road and have views out over the harbour. The setting of 27 Sumner Road is unusual in that the dwelling remains on a large section that has not been subdivided since the dwelling's construction.

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.

27 Sumner Road and its setting have archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

27 Sumner Road and its setting has overall significance to Christchurch including Banks Peninsula. It has high historical and social significance having been built as the manse for the St Johns Presbyterian Church in Lyttelton and was associated with this use for nearly a century. It is now a private dwelling. The dwelling has cultural and spiritual significance for its association for 94 years with the Presbyterian Church in Lyttelton. It is reflective of the way of life and living conditions of colonial Ministers. The dwelling at 27 Sumner Road has architectural and aesthetic significance as an example of a large two storey square villa with a square bay window and verandah on the principal facade. It dates from the 1880s and is simple in style with restrained ornamentation. 27 Sumner Road has technological and craftsmanship significance for its ability to demonstrate construction techniques from the 1870s. 27 Sumner Road has contextual significance as one in a group of houses from the 19th century that housed a variety of townspeople and port workers. 27 Sumner Road and its setting have 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:

Thin, Jeremy, *Background Information Heritage Item, Dwelling, 27 Sumner Road, Lyttelton* - 2010

REPORT DATED: 26/06/2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1168
DWELLING AND SETTING - 29 SUMNER ROAD, LYTTELTON**



PHOTOGRAPH : BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

29 Sumner Road has historical and social significance as a mid-19th century colonial dwelling linked to well-known Lyttelton identities the John Hill a publican and Collin Cook a former mayor. It was built c1867 by George Buist, a Lyttelton carpenter, who purchased this section and the neighbouring one which contains 31 Sumner Road, in 1858. Buist lived in 31 Sumner Road and after constructing the dwelling on 29 Sumner Road sold both properties. The building

John Hill purchased the dwelling and the neighbouring site of 31 Sumner Road at auction in 1867. Hill was a notable member of the Lyttelton community being the publican of the Albion Hotel on the corner of London and Canterbury Street, as well as Lyttelton's leading engineer, involved in working on the rail tunnel to Christchurch and a local councillor, first elected in 1861. 29 Sumner Road remained in the ownership of his family until 1881. At this point Hill's

daughter sold it to the Watsons who subsequently released a strip of land on the eastern boundary to the Lyttelton Borough Council to become a public right of way. This pedestrian link is now known as Watsons Lane. The Watsons sold the property in 1896 to Colin Cook. Sumner Road is historically important as it was originally intended to be the main land route from Lyttelton to Christchurch. Completed in 1857 for the first decade daily stage coaches travelled over the route, making it a busy thoroughfare. After the completion of the railway tunnel in 1867 the use lessened, but the lower part of the road forms an important gateway into Lyttelton.

Cook was another important member of the community. As well as being a butcher he was Mayor of Lyttelton from 1908-1910. The house remained in his family until 1957. Since then it has passed through several owners.

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 29 Sumner Road has cultural significance for its ability to demonstrate the way of life of colonial families in 19th century Lyttelton. It also has cultural significance for the societal cultural habit in towns on the Peninsula of generation ownership having remained in the Cook family for 61 years.

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.

29 Sumner Road has architectural and aesthetic significance as an unusual square villa from the 1860s. It has a bell cast veranda roof and is unusual that the front elevation has three evenly spaced sash windows and does not have the standard central front door. The verandah posts and windows are plain, both of which are features of the early villa style. The dwelling is also unusual in that it is built into the cliff face with the rear room having a stone back wall. It is constructed of kauri with totara floors with a metal roof. It has tongue and groove panelling internally.

The house was restored in the 1980s, including the addition of a dormer window in the front roof slope. The house has lost its brick chimney following the Canterbury earthquakes and now has a metal flue.

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.

29 Sumner Road has technological and craftsmanship significance for its ability to demonstrate techniques of colonial construction using local materials and for its unusual construction using the rock face as a back wall. It is constructed of kauri with totara floors with a metal roof and has tongue and groove panelling internally.

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.

29 Sumner Road and its setting has contextual significance as one in a group of houses from the 19th century that housed a variety of townspeople and port workers. They are raised up several metres above Sumner Road itself, which has high stone retaining walls at this point, on a slip road and have views out over the harbour. 29 Sumner Road has a direct historical link to a pedestrian walkway immediately adjacent to the property, known as Watsons Lane after the owners of the house who released the strip to the Borough Council for a right of way.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

29 Sumner Road and its setting have archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

29 Sumner Road and its setting and its setting has overall high significance to Christchurch including Banks Peninsula. The dwelling has historical and social significance as a mid-19th century colonial dwelling linked to well-known Lyttelton identities the John Hill a publican and Collin Cook a former mayor. 29 Sumner Road has architectural and aesthetic significance as an unusual square villa from the 1860s. It has a bell cast veranda roof and is unusual that the front elevation has three evenly spaced sash windows and does not have the standard central front door. 29 Sumner Road has technological and craftsmanship significance for its ability to demonstrated techniques of colonial construction using local materials and for its unusual construction using the rock face as a back wall. 29 Sumner Road and its setting has contextual significance as one in a group of houses from the 19th century that housed a variety of townspeople and port workers and for its direct historical link to a pedestrian walkway immediately adjacent to the property, known as Watsons Lane after the owners of the house who released the strip to the Borough Council for a right of way.

29 Sumner Road and its setting have 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:

Thin, Jeremy, *Background Information Heritage Item, Dwelling, 29 Sumner Road, Lyttelton* - 2010

REPORT DATED: 27/06/2014

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**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1167
DWELLING AND SETTING - 31 SUMNER ROAD, LYTTELTON**



PHOTOGRAPH : BRENDAN SMYTH, 2012

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 has historical and social significance as an 1870s dwelling with links to the well-known Lyttelton identities former mayor Collin Hill and Robert Forbes. George Buist, a Lyttelton carpenter, purchased this section and the neighbouring one which contains 29 Sumner Road, in 1858. Buist lived in 31 Sumner Road and constructed the dwelling on 29 Sumner Road, after which he sold both plots. 31 Sumner Road has historical and social significance as an 1870s dwelling with links to the well-known Lyttelton identities former mayor Collin Hill and Robert Forbes.

John Hill purchased 31 Sumner Road and the neighbouring site of 29, at auction in 1867. Hill was a notable member of the Lyttelton community being the publican of the Albion Hotel on the corner of London and Canterbury Street, as well as Lyttelton's leading engineer, involved in working on the rail tunnel to Christchurch and a local councillor, first elected in 1861. Current

research to date suggests that 31 Sumner Road was built in the 1870s. It remained in the ownership of his family until 1880. At this point Hill's daughter sold it to Robert Forbes. Forbes was a merchant and ships chandler who owned several properties on Norwich Quay and was a prominent business man in the town. Forbes owned the property until 1911. During this time he split the section, which had two houses on it, retaining and moving into the larger house at 31 Sumner Road and selling the neighbouring, smaller property to butcher William Cowan. The property has since been owned by many owners, several being labourers and railwaymen with more recent owners being people who commuted to Christchurch for work. Sumner Road is historically important as it was originally intended to be the main land route from Lyttelton to Christchurch. Completed in 1857 for the first decade daily stage coaches travelled over the route, making it a busy thoroughfare. After the completion of the railway tunnel in 1867 the use lessened, but the lower part of the road forms an important gateway into Lyttelton.

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 31 Sumner Road has cultural significance for its potential to convey the lifestyle and living conditions of a late 19th century family and residents in Lyttelton. The size of the dwelling and the range of rooms it contains also reflects life style and living habits of its past and present 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.

31 Sumner Road has some architectural and aesthetic value as an example of a two storey timber bay villa from the 1870s. Constructed of weatherboard with a metal roof, the building is plain in style and retains its original form. It has a square bay window principal facade and double hung sash windows and decorative carved finials on the roof gables.

There have been alterations to the building dating from the early 1980s, including the veranda, which replaced an original sunroom, with posts and fittings that are recycled from another house, new French doors opening onto the verandah and the front door being replaced. A new bay window was added to the north east and a double hung sash window was relocated from the laundry to the main bedroom on the first floor. A metal skyline garage was built on the section later in the 1980s.

Current research to date suggests that the small retaining wall to the front of the house would have been constructed by the Lyttelton Gaol Hard Labour Gang in the 1870s and 1880s.

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.

31 Sumner Road has technological and craftsmanship significance for the potential it has to provide information on 19th century building methods, materials, fixtures and fittings and construction techniques that date from the 1870s and for the ability it has to demonstrate restoration, renovation and material reuse techniques of the 20th century.

CONTEXTUAL SIGNIFICANCE

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

31 Sumner Road has contextual significance as one in a group of houses from the 19th century that housed a variety of townspeople and port workers. They are raised up several metres above Sumner Road itself, which has high stone retaining walls at this point, on a slip road and have views out over the harbour.

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.

31 Sumner Road and its setting have archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

31 Sumner Road and its setting route has overall significance to Christchurch including Banks Peninsula. The dwelling has historical and social significance as an 1870s dwelling with links to the well-known Lyttelton identities former mayor Collin Hill and Robert Forbes. The dwelling at 31 Sumner Road has cultural significance for its potential to convey the lifestyle and living conditions of a late 19th century family and residents in Lyttelton. 31 Sumner Road has architectural and aesthetic significance as an example of a two storey timber bay villa from the 1870s. 31 Sumner Road has technological and craftsmanship significance for the potential it has to provide information on 19th century building methods, materials, fixtures and fittings and construction techniques that date from the 1870s. 31 Sumner Road has contextual significance as one in a group of houses from the 19th century that housed a variety of townspeople and port workers. 31 Sumner Road and its setting have 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:

Thin, Jeremy, *Background Information Heritage Item, Dwelling, 29 Sumner Road, Lyttelton* - 2010

REPORT DATED: 27/06/2014

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PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

HERITAGE ITEM NUMBER 1107
DWELLING AND SETTING - 31 SUMNER ROAD, , LYTTELTON



PHOTOGRAPH : BRENDAN SMYTH, 2012

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 has historical and social significance as an 1870s dwelling with links to the well-known Lyttelton identities former mayor Collin Hill and Robert Forbes. George Buist, a Lyttelton carpenter, purchased this section and the neighbouring one which contains 29 Sumner Road, in 1858. Buist lived in 31 Sumner Road and constructed the dwelling on 29 Sumner Road, after which he sold both plots. 31 Sumner Road has historical and social significance as an 1870s dwelling with links to the well-known Lyttelton identities former mayor Collin Hill and Robert Forbes.

John Hill purchased 31 Sumner Road and the neighbouring site of 29, at auction in 1867. Hill was a notable member of the Lyttelton community being the publican of the Albion Hotel on the corner of London and Canterbury Street, as well as Lyttelton's leading engineer, involved in working on the rail tunnel to Christchurch and a local councillor, first elected in 1861. Current research to date suggests that 31 Sumner Road was built in the 1870s. It remained in the ownership of his family until 1880. At this point Hill's daughter sold it to Robert Forbes. Forbes was a merchant and ships chandler who owned several properties on Norwich Quay and was a prominent business man in the town. Forbes owned the property until 1911. During this time he split the section, which had two houses on it, retaining and moving into the larger house at 31 Sumner Road and selling the neighbouring, smaller property to butcher William Cowan. The property has since been owned by many owners, several being labourers and railwaymen with more recent owners being people who commuted to Christchurch for work. Sumner Road is historically important as it was originally intended to be the main land route from Lyttelton to Christchurch. Completed in 1857 for the first decade daily stage coaches travelled over the route, making it a busy thoroughfare. After the completion of the railway tunnel in 1867 the use lessened, but the lower part of the road forms an important gateway into Lyttelton.

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 31 Sumner Road has cultural significance for its potential to convey the lifestyle and living conditions of a late 19th century family and residents in Lyttelton. The size of the dwelling and the range of rooms it contains also reflects life style and living habits of its past and present 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.

31 Sumner Road has some architectural and aesthetic value as an example of a two storey timber bay villa from the 1870s. Constructed of weatherboard with a metal roof, the building is plain in style and retains its original form. It has a square bay window principal facade and double hung sash windows and decorative carved finials on the roof gables.

There have been alterations to the building dating from the early 1980s, including the veranda, which replaced an original sunroom, with posts and fittings that are recycled from another house, new French doors opening onto the verandah and the front door being replaced. A new bay window was added to the north east and a double hung sash window was relocated from the laundry to the main bedroom on the first floor. A metal skyline garage was built on the section later in the 1980s.

Current research to date suggests that the small retaining wall to the front of the house would have been constructed by the Lyttelton Gaol Hard Labour Gang in the 1870s and 1880s.

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.

31 Sumner Road has technological and craftsmanship significance for the potential it has to provide information on 19th century building methods, materials, fixtures and fittings and construction techniques that date from the 1870s and for the ability it has to demonstrate restoration, renovation and material reuse techniques of the 20th century.

CONTEXTUAL SIGNIFICANCE

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

31 Sumner Road has contextual significance as one in a group of houses from the 19th century that housed a variety of townspeople and port workers. They are raised up several metres above Sumner Road itself, which has high stone retaining walls at this point, on a slip road and have views out over the harbour.

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.

31 Sumner Road and its setting have archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

31 Sumner Road and its setting route has overall significance to Christchurch including Banks Peninsula. The dwelling has historical and social significance as an 1870s dwelling with links to the well-known Lyttelton identities former mayor Collin Hill and Robert Forbes. The dwelling at 31 Sumner Road has cultural significance for its potential to convey the lifestyle and living conditions of a late 19th century family and residents in Lyttelton. 31 Sumner Road has architectural and aesthetic significance as an example of a two storey timber bay villa from the 1870s. 31 Sumner Road has technological and craftsmanship significance for the potential it

has to provide information on 19th century building methods, materials, fixtures and fittings and construction techniques that date from the 1870s. 31 Sumner Road has contextual significance as one in a group of houses from the 19th century that housed a variety of townspeople and port workers. 31 Sumner Road and its setting have 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:

Thin, Jeremy, *Background Information Heritage Item, Dwelling, 29 Sumner Road, Lyttelton* - 2010

REPORT DATED: 27/06/2014

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PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 33 Sumner Road
Lyttelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped and gabled roof forms. Enclosed veranda on principal, south-west elevation is terminated by a gabled bay with decorative gable end and boxed bay. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road, overlooking the slip road that provides access to a cluster of houses to the north-west. The road boundary is marked by concrete block retaining walls and the house is accessed via a brick path.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed; windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified turn of the 20th century dwelling that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 35 Sumner Road
Lyttelton

PHOTO



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

STYLE

Vernacular

PHYSICAL DESCRIPTION

A small, single-storey cottage with a rectangular footprint and saltbox roof. Projecting bay terminates short length of veranda with glazed doors. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The cottage stands on the east side of Sumner Road, overlooking the slip road that provides access to a cluster of houses to the north-west. The road boundary is marked by vegetation and a pipe rail fence.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Veranda partially enclosed (date unknown). Extended to rear/west (c.2015?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 37 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1978

STYLE

Mid-century modern

PHYSICAL DESCRIPTION

A two-storey dwelling with rectangular footprint and monopitch roof. Partially enclosed first floor balcony is sheltered by overhanging roof. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road, adjacent to the western terminus of the slip road that provides access to a cluster of houses to the north-west. A concrete block garage stands on the road boundary and the cross-lease section also accommodates an earlier dwelling on the Reserve Terrace frontage (#29B).

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Original garage erected (c.1970?). Garage rebuilt? (c.2015).

RATING

Neutral

REASON FOR RATING

A mid-20th century house that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 39 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2020

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and monopitch roof. First floor balcony on principal, south-west elevation; glazed doors and casement windows. Integrated garage on lower level; the house is very similar to that at 41 Sumner Road.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road and is built to take in the views over the port and harbour. The road boundary is open to provide garage access.

MATERIALS/STRUCTURE

Timber, concrete, steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a pre-1930 bungalow on the site and maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 41 Sumner Road
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2020

STYLE

Contemporary

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and monopitch roof. First floor balcony on principal, south-west elevation; glazed doors and casement windows. The house is very similar to that at 39 Sumner Road.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road and is built to take in the views over the port and harbour. The road boundary is retained by timber posts and pedestrian-only access to the site is provide by a flight of concrete steps.

MATERIALS/STRUCTURE

Timber, concrete, steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced a pre-1930 bungalow on the site and maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Payne house

ADDRESS 43 Sumner Road

Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof; lean-to extension to side (south elevation). Veranda on principal, south-west elevation has decorative cast iron brackets atop the posts and a central entry with side and fanlights; flanking windows are of the casement-and-fanlight type.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road and is positioned to take in views over the port and harbour to the south-west. The road boundary is marked by a timber retaining wall and the property extends through to Reserve Terrace.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Side lean-to extension; windows replaced (pre-1930s?).

RATING

Defining

REASON FOR RATING

A turn of the 20th century house that is associated with a notable local family and upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Bootmaker James Payne (died 1941) married Maria Jane Cole in 1890; they lived in Oxford Street before building a house in Sumner Road. The couple had six children, of whom their youngest John Norman Payne became a Lyttelton engineer.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Dawson house

ADDRESS 45 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey cottage with a rectangular footprint and gabled roof forms. Gablet centrally located over veranda, which shelters main entry. Trellised balustrading, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The cottage stands on the east side of Sumner Road and is positioned to take in the view over the port. The road boundary is marked by concrete block retaining walls and a concrete garage whose roof forms a deck. Cross-leased property also accommodates a c.2000 dwelling on the Reserve Terrace frontage.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Windows replaced (1930s?). Reroofed (pre-2010).

RATING

Contributory

REASON FOR RATING

A modified early 20th century cottage that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. John Dawson, a seaman, lived in this house in the 1920s, 1930s and 1940s with his wives Sarah (died 1941) and Ruby (died 1947).

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Webb house

ADDRESS 47 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Villa

PHYSICAL DESCRIPTION

A single-storey dwelling with rectangular footprint and hipped roof. Enclosed veranda, bracketed eaves, shed dormers and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road and is positioned to take in the view of the port and harbour. The road boundary is marked by a scoria stone retaining wall and a parking pad offering access to a concrete block garage.

MATERIALS/STRUCTURE

Timber, decramastic tile.

ALTERATIONS

Reroofed, veranda enclosed, deck & dormers installed (pre-2010).

RATING

Contributory

REASON FOR RATING

A modified early 20th century dwelling that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Thomas and Maude (nee Jones) Webb lived in the house from the mid-1910s through the 1950s; Thomas (died 1944) was a hulk-keeper with the Union Steamship Company.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Nelson house

ADDRESS 49 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1860s + c.1915

STYLE

Villa

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof forms. Gabled bays flanking central section have bracketed gable ends and casement windows. Veranda has timber posts and railings.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road, towards the southern end of the road. The road boundary is marked by a stone retaining wall and pipe railing fence; a timber parking pad on the Reserve Terrace frontage provides vehicle access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Enlarged (c.1915). North gable added (late 1980s).

RATING

Defining

REASON FOR RATING

A mid-19th century dwelling, with early and late 20th additions, that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The original colonial cottage was extended in c.1915 by John Henry Nelson, a master mariner. Nelson sold the property to Emma Wilson, a widow, in 1934; by 1932 it was already the home of the Lyttelton West School's headmaster. The house remained in Wilson family ownership until 1953; it has since passed through other hands and was sympathetically extended in the late 1980s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Mills house

ADDRESS 51 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a square footprint and hipped roof. Gabled bay is partly shingled with a bracketed gable end and sunhood over faceted bay window. Return veranda, main entry has side and fanlights, double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the east side of Sumner Road; it is positioned to take in the view to the south and west and is elevated above the roadway. A scoria stone retaining wall and pipe railing and mesh fence border a footpath providing access to the house. The cross-leased property also accommodates a c.1990 dwelling on the Reserve Terrace boundary.

MATERIALS/STRUCTURE

Timber, decramastic tile.

ALTERATIONS

Reroofed (1980s?).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Annie (nee Rutledge) and Harry Mills, the latter a railway supervisor, were in possession of the property from 1910 until 1957. The Mills married in 1903 and had four children.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 53 Sumner Road
Lyttelton

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 residential lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot accessed via slip road off Sumner Road.

MATERIALS/STRUCTURE

Grass, vegetation; remnant scoria stone retaining walls on site.

ALTERATIONS

Bay villa removed from lot (c.2020).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot & garage

ADDRESS 57 Sumner Road

Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

N/A

DATE OF CONSTRUCTION

c.2021 (garage)

STYLE

Contemporary (garage)

PHYSICAL DESCRIPTION

Vacant residential lot with monopitch garage in north-east corner of site. Concrete drive bordered by low timber retaining wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot accessed via slip road off Sumner Road.

MATERIALS/STRUCTURE

Grass, concrete, timber & corrugated steel.

ALTERATIONS

House (pre-1930) removed from lot (c.2015). Garage erected (c. 2021).

RATING

Neutral

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 59 Sumner Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 20 th century

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof. Glazed doors, casement windows, exposed rafters and simple balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on an elevated site overlooking the east side of Sumner Road and the port and harbour to the south-west. The property is accessed via a slip road. The cross-leased property also accommodates a c.2000 dwelling on the Reserve Terrace frontage.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Doors and windows replaced (date unknown). Veranda modified (date unknown) and then removed (pre-2019).

RATING

Contributory

REASON FOR RATING

A modified early 20th century cottage that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 61 Sumner Road
Lyttelton

PHOTO



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

STYLE

Contemporary

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. A deck extends around the east, south and west sides of the house and there is an outbuilding in the south-east corner of the lot. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The houses stand on the east side of Sumner Road, at its southern terminus within the township; Reserve Terrace borders the property to the east. The site is accessed via a slip road and is elevated above Sumner Road and positioned for port and harbour views to the south and west.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Remodelled (c.2015?).

RATING

Neutral

REASON FOR RATING

A modified early 20th century dwelling that maintains the area's residential values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

1 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 741
*DWELLING AND SETTING, ISLAY COTTAGE – 1 TICEHURST
ROAD, LYTTELTON***



PHOTOGRAPH : SIMON DAISLEY, 2013

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 cottage has historical and social significance as an for its association with Thomas Kent, Augustus Edward White and one time Lyttelton Harbour Master Captain Hugh McLellan and later generations of the McLellan family. 1 Ticehurst Road was constructed in 1851 Thomas Kent, a builder who bought the section from Reverend Benjamin Woolley Dudley who was the first incumbent for the Lyttelton Anglican church. The cottage has historical and social significance as an early colonial cottage in Lyttelton, associated with Thomas Kent and Captain Hugh McLellan who was responsible for naming the house 'Islay Cottage' after his birthplace in Scotland and whose family retained ownership of it for 72 years.

Kent, who built the cottage was one of the founding members of the Oddfellow Lodge in Lyttelton and was the Provincial Grand Master in 1859, officiating at the ceremonial laying of the foundation stone for the new lodge building in that year. After completing the cottage in 1851 he sold the building to George Duncan Lockhart and Augustus Edward White. White

was a businessman and politician who went on to represent Akaroa District as a Member of Parliament. White sold his share to Lockhart in 1852.

After passing through another owner the property was sold to Captain Hugh McLellan in 1870. In 1873 he was appointed the Wharf Master at Lyttelton and by 1877 he was second Harbour Master to be appointed in Lyttelton, a position he retained until 1885. He founded the Lyttelton Navals, a volunteer Naval Artillery in 1880. He was a member of the Masonic Lodge, being Deputy District Grand Master of the English Constitution in Canterbury. The dwelling remained in the ownership of his family for 72 years. Since then it has had a number of owners and remains in use as a private dwelling.

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.

1 Ticehurst Road has cultural significance for its ability to demonstrate the way of life of colonial settlers and for the cultural habit of many early settler families who often retained homes generationally.

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.

It has architectural and aesthetic significance as an early colonial dwelling which retains original features. Islay Cottage is an early colonial, one-and-a-half storey cottage constructed of pit sawn timber with a 'cat slide' roof over a lean-to at the rear. It has architectural and aesthetic significance as an early colonial dwelling which retains original features. The walls are filled with mud/earth, which was an early insulation method and is a feature often found in other colonial cottages for example Stoddart's Cottage in Diamond Harbour. The building has been altered over time with the verandah being enclosed on the southern and northern elevations, the dormers replaced and the front door moved. In addition the walls of the gables and dormers have been covered in stucco. However, it still retains much of its original form with the steep roof, dormer windows and verandah roof wrapping around three sides.

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.

1 Ticehurst Road has technological and craftsmanship significance for its ability to demonstrate colonial construction methods such as pit sawn timber, timber frame and weatherboard construction and the use of mud or earth filled walls for insulation.

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.

Situated on the corner of Bridle Path and Ticehurst Road, Islay Cottage has contextual significance as a landmark and as part of an area where there are a number of historic buildings in the area that date from the mid-19th century.

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.

1 Ticehurst Road and its setting have archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

Islay Cottage at 1 Ticehurst Road has heritage significance and value to Christchurch and Banks Peninsula as an example of a cottage owned and one that was owned for a number of generations by the same family. The cottage has historical and social significance as an for its association with Thomas Kent, Augustus Edward White and one time Lyttelton Harbour Master Captain Hugh McLellan and later generations of the McLellan family. It has architectural and aesthetic significance as an early colonial dwelling which retains original features. 1 Ticehurst Road has technological and craftsmanship significance for its demonstration of early carpentry with its pit sawn timber construction and mud filled walls. Situated on the corner of Bridle Path and Ticehurst Road, Islay Cottage has contextual and landmark significance as part of an area where there are a number of historic buildings in the area that date from the mid-19th century. It has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

Daisley, Simon, *Background Information Listed Heritage Item, 1 Ticehurst Road* – 2013

REPORT DATED: 27/06/2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 3 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1930

STYLE

Vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and low-pitched gable roof. Casement windows; deck and outbuilding at east end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Ticehurst Road close by its intersection with Bridle Path. The road boundary is marked by a timber retaining wall and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Reroofed, windows replaced, deck and outbuilding erected (c.1980?).

RATING

Neutral

REASON FOR RATING

A house that maintains the area's residential character.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 & 5A Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Modified square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a square footprint and pyramidal roof. Principal, east-facing elevation has central entry with fanlight flanked by paired or triplet sash windows. Deck with glazed balustrading returns to the south.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road north of its intersection with Bridle Path. The road boundary is marked by a pipe railing and wire mesh fence that is mounted on a concrete retaining wall. There is pedestrian access only to the site via a path in the north-east corner of the lot. The grassed area to the south of the house is located on a separate land parcel (5A).

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Deck erected on east side (pre-1965?). Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified early 20th century villa that contributes to the contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Conley house

ADDRESS 7 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and multiple gabled roof forms. Earliest, eastern wing has return veranda sheltering main entry. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Ticehurst Road from which pedestrian access is gained via a path entering at the north-east corner of the lot. The road boundary is marked by a timber retaining walls and a section of volcanic scoria stone wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Enlarged at rear/west elevation (late 1980s).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Joseph Conley, a miner, in 1874. Conley (1844-1920) was married to Mary Cairns (aka Kearns) and the couple had one daughter before Mary died in 1873. Conley sold the property in 1905 and it has passed through a number of hands since that time; it was subdivided to its current extent in 1949.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 8 Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, east-facing elevation has bullnose veranda sheltering central entry with fanlight flanked by multi-pane French doors. Boxed bay window on south elevation above which is balcony off attic room. Sash windows, lean-to at rear (west elevation).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road north of its intersection with Bridle Path. The house is positioned for views to the east over the tow. Parking is provided on the road reserve to the south and the road boundary is marked by a corrugated metal fence.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

Stuccoed & French doors installed (1950s?). Attic room and balcony addition (1970s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Ticehurst Road north of its intersection with Bridle Path. Access to the site is off a shared drive with number 11; the road boundary is marked by a high timber retaining wall.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Deck added at east end (c.2000?). Reroofed and reclad (c.2015).

RATING

Neutral

REASON FOR RATING

A highly modified colonial cottage that can only be seen from a distance.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Joseph Conley, a local miner, was issued title to this property, in tandem with 7 Ticehurst Road, in 1874. He sold the land parcel in 1905 and the subject property was subdivided to its current extent in 1949.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Pre-1930? / 2021

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and hipped and gabled roof forms. Casement windows, shed dormers.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road, north of its intersection with Bridle Path. The building is positioned to take in views across the town and port; the road boundary is marked by a timber railing fence. There is a parking pad on the roadside.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

House remodelled: additional floor, new cladding, roof and windows (2021).

RATING

Neutral

REASON FOR RATING

A substantially rebuilt house that maintains the area's residential character.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, east-facing elevation has partially enclosed veranda carried on timber posts with cast-iron lacework. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the west side of Ticehurst Road north of its intersection with Bridle Path. Access to the site is off a shared drive with number 9; the road boundary is marked by a high timber retaining wall.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed, veranda partially enclosed, windows replaced (1970s?). Deck erected at east end (c.2000?).

RATING

Neutral

REASON FOR RATING

A highly modified colonial cottage that can only be seen from a distance.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Brown/Brodie house

ADDRESS 12 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof with cross-gabled wing on the north side. Lean-to at rear (west elevation), deck in front of veranda that has glazed south end and is terminated by bay with faceted window. Casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road and is positioned for views over the town to the east. There is pedestrian only access to the site and the road boundary is marked by a corrugated metal fence and hedging.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Bay added & windows replaced (1920s?). Chimney removed (post-2011).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was transferred from Dudley to John Molyneaux, a tunnel worker and mariner, in 1864, from Molyneaux to [John?] Brown in 1887, and thence from Brown to Andrew Brodie, a mariner, in 1922. The house remained in Brodie family ownership until 1975 and has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 14 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS N/A
ARCHITECT/DESIGNER Unknown
DATE OF CONSTRUCTION Late 19th century?

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and gabled roof forms. Glazed conservatory addition, casement windows and glazed doors. Bracketed villa style gable end on principal, east-facing elevation. Monopitch roofed shed immediately south of house.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road and is positioned for views over the town to the east. Access is via a footpath set below road level and the road boundary is marked by a corrugated metal fence.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed, conservatory addition, windows replaced, extended to north (1970s?).

RATING

Neutral

REASON FOR RATING

A highly modified villa that has lost much of its authenticity and integrity.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Menand house

ADDRESS 15 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1890?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Bracketed eaves, straight veranda with shaped boards, central entry with side and fanlights. Glazed doors with fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a large, elevated lot on the west side of Ticehurst Road. Site access is via a concrete driveway at the north-east corner of the lot that leads to a detached garage in the south-west corner. The road boundary is marked by a steep, planted bank.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (date unknown). Garage erected (c.1990).

RATING

Contributory

REASON FOR RATING

A modified late 19th century villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Thomas Grange, an engineer and hotel keeper, in 1884. The mortgagee transferred the property to Alexis Francois Menand and his wife Alice (nee Lessington) in 1903. Alexis Menand (1854-1926) was born in France and was a cook at the time he became naturalised in 1882. The Menands had married in 1889 and were living at the subject property by 1896, if not earlier. Since 1927 the property has passed through other hands. It was subdivided to its current extent in 1966; the outbuilding beside northern boundary predates 1970.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Faber house

ADDRESS 16 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and extended saltbox roof. South wall clad in corrugated metal, veranda carried on simple posts with brackets, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road and is positioned for views over the town to the east. Access is via a footpath set below road level and the road boundary is marked by a corrugated metal fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda roof extended & partially enclosed (date unknown). Chimney removed (post-2011).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property comprises two land parcels that were transferred by the Church Property Trustees to Faber in 1920 and by Newfield to Faber in 1926; Newfield had acquired his lot from the CPT in 1913. These lots were part of the CPT's West Lyttelton Endowment, which was built on by lessees from the later 1870s. The first title for the jointly held parcels was issued to Margaret (nee Evans) Faber, the wife of Henry George Faber, a labourer, in 1927. The Fabers married in 1913 and the property remained in their possession until 1943; it has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 17 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1975

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and gabled roof. Cross-gabled bay at south-east corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a rear lot on the west side of Ticehurst Road. There is only pedestrian access to the site; the narrow road boundary is marked by a detached garage, concrete steps and a stone-faced retaining wall.

MATERIALS/STRUCTURE

Unknown

ALTERATIONS

South-east addition (c.2015).

RATING

Neutral

REASON FOR RATING

A later 20th century dwelling on a rear lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1900?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road and is positioned for views over the town to the east. Access is via a footpath set below road level and the road boundary is marked by a corrugated metal fence. A semi-detached outbuilding is located on the common boundary with 20 Ticehurst Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Weastell house

ADDRESS 19 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial villa

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof forms. Principal, east elevation has cross-gabled bay terminating a straight veranda that shelters the main entry. Door has glazed insets and side and fanlights; veranda posts have decorative brackets and gables have decorative bargeboards. Gablets on west and east sides, single-storey lean-to at rear (west elevation). Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Ticehurst Road and is positioned to take in views over the town to the east. The road boundary is marked by a timber retaining wall and post and rail fence; there is a detached concrete block garage in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (date unknown). New French doors on east elevation (2010s).

RATING

Defining

REASON FOR RATING

A mid-19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The house was built for Georgina (nee Wilburn) and Marmaduke Weastell, a builder and undertaker, who acquired the property in 1866, three years after they were married. It appears the couple had fourteen children. The property remained in the Weastell family until 1927, thereafter the first title was issued to Eva and Conrad Bergman, the latter a wharf labourer. Since 1949 the house has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road and is positioned for views over the town to the east. Access is via a footpath set below road level and the road boundary is marked by a picket fence. A semi-detached outbuilding is located on the common boundary with 18 Ticehurst Road. The site is also accessed via a footpath from Hawkhurst Road (13A Hawkhurst Road).

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda extended and enclosed (pre-1970).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1985

STYLE

Vernacular

PHYSICAL DESCRIPTION

A multi-level pole house with a rectangular footprint and gabled roof. Return balcony with solid balustrade, casement windows, timber steps from ground level.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Ticehurst Terrace. The house is built to take in the view and the road boundary is largely open to allow access to a paved driveway and carport under the house. Volcanic scoria walls and plantings frame the drive.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A late 20th century house that replaced an earlier dwelling (1852) on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and low-pitched gable roof. Casement windows and glazed doors; weatherboard and batten cladding.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road and is positioned to take in views over the town. Pedestrian access from Hawkhurst Road and there is a garage and concrete block and paling fence on the road boundary.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20th century house that replaced an earlier dwelling on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1990

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a skewed L-shaped footprint and multiple gabled roof forms. Principal, east-facing elevation has veranda sheltering glazed doors with dormers above. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the west side of Ticehurst Road. The road boundary is marked by a concrete wall and hedging and there is an integrated garage in the north corner of the lot.

MATERIALS/STRUCTURE

Timber, cement plaster, long-run steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A late 20th century house that replaced an earlier dwelling on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Newton house

ADDRESS 24 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1880s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and modified saltbox roof. Principal, east-facing elevation has veranda with extension at north end. Casement and fanlight type windows; skylight in roof over west corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Ticehurst Road and is positioned to take in views to the north-east. The building is built to the road boundary, which is marked by a picket fence; there is pedestrian only access to the site from a footpath set below the level of the road.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Extended at north corner (pre-1970). Reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Isaac Samuel Newton, a sawyer [?], in 1886. The cottage remained in Newton family ownership until 1898 and has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1950

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and hipped roof forms. Principal, east-facing elevation has steps to first floor entry. Large, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set back from the road on the west side of Ticehurst Road. The road boundary is marked by a concrete block garage and vegetation.

MATERIALS/STRUCTURE

Timber, concrete tiles.

ALTERATIONS

Windows replaced (c.1980). Reroofed (c.2015).

RATING

Neutral

REASON FOR RATING

A mid-century dwelling on a site that may have been previously undeveloped.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26 Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, east-facing elevation has partially enclosed veranda. Casement and fanlight type windows; skylights in roof and side entry on south wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Ticehurst Road and is positioned to take in views to the north-east. The building is built to the road boundary, which is marked by hedging; there is pedestrian only access to the site from a footpath set below the level of the road.

MATERIALS/STRUCTURE

Plywood, timber, corrugated steel.

ALTERATIONS

Reclad (date unknown). Reroofed (c.2010).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 26A Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Return balcony on east and south sides, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road and the road boundary is marked by a paling fence. A concrete drive provides access to a garage in the west corner of the lot.

MATERIALS/STRUCTURE

Cement board, corrugated steel.

ALTERATIONS

Garage erected (c.2000).

RATING

Neutral

REASON FOR RATING

A late 20th century house that maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Gilder duplex
ADDRESS 27 A & B Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1940s?

STYLE

Mid-century Moderne

PHYSICAL DESCRIPTION

A single-storey duplex with irregular rectangular footprint and flat roof. Casement windows, side entries.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex stands close to the road boundary on the south side of Ticehurst Road. The road boundary is marked by a concrete retaining wall and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber.

ALTERATIONS

Some windows replaced (c.1980).

RATING

Neutral

REASON FOR RATING

A modified mid-century duplex that maintains the area's residential character.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 28 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a skewed rectangular footprint and gabled roof. Casement windows, battened gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Terrace and the road boundary is marked by a paling fence. There is a driveway and car pad on an upper terrace below which the house is set.

MATERIALS/STRUCTURE

Brick, timber, corrugated steel.

ALTERATIONS

Reroofed, garage removed (c.2015).

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling built on a vacant site that may have been developed before 1960.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, north-east elevation has bullnose veranda with simple balustrading over garage and additional accommodation. Bracketed eaves, main entry has side and fanlights; casement windows and multi-pane French doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Ticehurst Road and the road boundary is marked by a volcanic scoria wall and vegetation. The garage to the north of the house belongs to 29A Ticehurst Road; a driveway provides access to an integrated garage beneath the subject house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced; lower level developed (date unknown). Lean-to extended at rear (south-west elevation, c.2000?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was cross-leased in 2004.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29A Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2005

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof. Casement windows and glazed doors; veranda & entrance porch on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a rear lot off the south-west side of Ticehurst Road. A concrete block garage and narrow footpath are located on the road boundary.

MATERIALS/STRUCTURE

Corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house located at the rear of an earlier dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was cross-leased in 2004.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Duplex unit
ADDRESS 30A Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1970s / c.2015

STYLE

Duplex bungalow

PHYSICAL DESCRIPTION

A single-storey duplex unit with a rectangular footprint and gabled roof. Attached to 30B on the north wall. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex is located on the east side of Ticehurst Road. The road boundary is marked by a pipe railing and wire mesh fence and there is a shared drive along the western boundary that leads to the garage for 30B.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reclad, reroofed, new fenestration (c.2015).

RATING

Neutral

REASON FOR RATING

A recently refurbished, later 20th century duplex unit built on the site of an earlier dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. the property was cross-leased in 2008.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Duplex unit
ADDRESS 30B Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION Late 1970s / c.2015

STYLE

Duplex bungalow

PHYSICAL DESCRIPTION

A single-storey duplex unit with a rectangular footprint and gabled roof. Cross-gabled bay on east elevation. Attached to 30A on the south wall. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The duplex is located on the east side of Ticehurst Road. The road boundary is marked by a pipe railing and wire mesh fence and there is a shared drive along the western boundary that leads to the garage for 30B.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reclad, reroofed, new fenestration (c.2015).

RATING

Neutral

REASON FOR RATING

A recently refurbished, later 20th century duplex unit built on the site of an earlier dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Williams house

ADDRESS 31 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, north-east elevation has straight veranda sheltering central entry with side and fanlights and flanked by paired double-hung sash windows. Bracketed eaves, lean-to at rear (north-west).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on an elevated site on the south-west side of Ticehurst Road. The road boundary is marked by a concrete retaining wall and there is pedestrian access only to the site via a flight of concrete steps in the north corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced on south-east elevation (date unknown). Deck renewed and addition erected on south-east elevation (2009).

RATING

Defining

REASON FOR RATING

A slightly modified Edwardian villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Jane (nee McKenzie) and Joseph Swindell Williams, the latter a local constable, were issued title to this property in 1911. The couple had married in 1899 and previously lived in Reserve Terrace. The Williams transferred the property to William Anderson, an engineer, in 1915 and five years later Anderson transferred it to William Donnelly, a dredgehand. Since 1967 the property has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 32 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2005?

STYLE

Neo-Moderne

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and monopitch roof forms concealed by a parapet. Integrated garage, casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road just south of its intersection with Ticehurst Terrace. There is a parking pad and garage on the road boundary, the remainder of which is marked by a pipe railing and wire mesh fence and vegetation.

MATERIALS/STRUCTURE

Timber, long-run steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house on the site of an earlier dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. the property was cross-leased with 32B in 2004.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 32B Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Vernacular bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Timber balustrading around parking pad and house; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road adjacent to its intersection with Ticehurst Terrace. There is a parking pad on the roadside and the remainder of the road boundary is marked by vegetation.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20th century dwelling on a site that may have been previously undeveloped.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 33A Ticehurst Road
Lyttelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, north-east elevation has open deck supported on steel poles above lower-level accommodation. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the south-west side of Ticehurst Road. The road boundary is marked by a volcanic scoria stone retaining wall and there is pedestrian access only via a flight of concrete and brick steps in the north corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Lower level developed; house reclad & windows replaced (date unknown). Deck erected (c.1980).

RATING

Neutral

REASON FOR RATING

A substantially modified Edwardian villa.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 33B Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER N/A

DATE OF CONSTRUCTION N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Grass, vegetation; random rubble stone retaining wall on road boundary.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

Undeveloped lot within residential streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Lundon house

ADDRESS 34 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1880s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, south-east elevation has veranda formed by roof extension. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Ticehurst Road north of its intersection with Ticehurst Terrace. The house is accessed via a footpath set below the level of the road and the road boundary is marked by a pipe railing and wire mesh fence and vegetation. The house is positioned to take in views to the south-east and there is a detached garage in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, plywood, decramastic tiles.

ALTERATIONS

Garage erected (c.1970). Reclad and reroofed (1980s?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 35 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1980

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A two-storey pole house with an L-shaped footprint and gabled roof. First floor balcony at north-east corner, casement windows and glazed doors. Large poles on exterior of east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Ticehurst Road, just south of its intersection with Ticehurst Terrace. There is a narrow parking pad on the roadside, which is largely open to the road.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A later 20th century dwelling on a site that may have been previously developed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The house was home to writer Joe Bennett for ten years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

25 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wendelborn house

ADDRESS 37 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. The principal, north-east elevation has quoins and a veranda with simple balustrading sheltering a central entry with glazed insets that is flanked by sash windows. Lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Ticehurst Road, south of its intersection with Ticehurst Terrace. A carport is on the south side of the house and the road boundary is marked by a volcanic scoria stone retaining wall and a pipe railing and wire mesh fence and a picket fence, between which is a footpath.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Bungalow style bay window added to south-east elevation, reroofed and refurbished; quoins added? (2009).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's historic and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Henry Frederick Wendelborn, a shipwright, in 1882. It remained in Wendelborn family ownership until 1915 and has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

xx August 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Scott house

ADDRESS 39 Ticehurst Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and pyramidal roof. Principal, north-east elevation has a partially-enclosed veranda with simple balustrading. Double-hung sash and casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on a triangular lot formed by the intersection of Ticehurst Terrace and Ticehurst Road. The road boundary is marked by a volcanic scoria stone retaining wall and picket fence on the road frontage and a paling fence on the terrace. There is a parking pad at the north corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Some windows replaced (date unknown). Veranda brackets removed (2010s).

RATING

Contributory

REASON FOR RATING

A modified later 19th century cottage that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to David Scott, a platelayer, in 1882. Scott transferred it to local labourer Charles Bryant in 1899 and since 1922 it has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

30 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 3 Voelas Road
Lyttelton

PHOTO



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

STYLE

Modern

PHYSICAL DESCRIPTION

A two-storey dwelling with an H-shaped footprint and flat roof. Integrated carports and large areas of glazing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Voelas Road, the southern boundary of the lot is formed by Godley Quay. The road boundary is marked by a concrete crib wall, vegetation, a small section of rebuilt scoria wall and a paling fence.

MATERIALS/STRUCTURE

Concrete, timber, glass.

ALTERATIONS

Remodelled (2010s).

RATING

Neutral

REASON FOR RATING

A remodelled mid-20th century dwelling that maintains the area's residential character.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 4 Voelas Road
Lyttelton

PHOTO



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

STYLE

Double-gable villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and twin gabled roofs. The principal, south-west elevation has a straight veranda carried on decorated posts that shelters a central entry flanked by glazed French doors. Multi-pane sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Voelas Road, in the block bounded by Godley Quay in the south and Brittan Terrae in the north. The property has pedestrian access only and the road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, cement plaster, decramastic tiles.

ALTERATIONS

Reroofed, external walls stuccoed, façade windows replaced (1970s?).

RATING

Contributory

REASON FOR RATING

A modified villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Hastings/Hillsdon house

ADDRESS 5 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and pyramidal roof. Principal, north-east elevation has gabled bay with scalloped bargeboards, shingled end, finial and faceted bay window with leaded fanlights. Bullnose veranda shelters main entry with side and fanlights and paired window. Bracketed eaves, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Voelas Road, Brittan Terrace is to the north. The house's garaging is on the neighbouring site to the south (5A Voelas Road). The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Extension to lean-to at rear (c.1970). Deck off south-east wall (c.2015).

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Title for the property was issued to Albert Mutton, the son of William Mutton, a local builder, in 1901. It would appear that the house was already extant by this time, as Mary Ann Hastings seems to have been in residence in 1900. Mutton junior transferred the property to Alice Hillsdon in 1907. Alice married Walter Hender in 1909 and then transferred the property in 1919; it has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Garage
ADDRESS 5A Voelas Road
 Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Mid-20 th century / late 1970s

STYLE

Utilitarian vernacular

PHYSICAL DESCRIPTION

A single-storey building with a rectangular footprint and monopitch roof. Twin garage doors on street front.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the west side of Voelas Road, to the south of the dwelling with which it is associated. The building is built to the road boundary and occupies almost the full width of its rectangular lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rebuilt or extended (late 1970s?).

RATING

Neutral

REASON FOR RATING

Associated garaging for dwelling at 5 Voelas Road.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Warren/Clark house

ADDRESS 7 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Principal, north-east elevation has boxed bays framing a central entry with side and fanlights; bay windows and entrance porch share a common roof. Bracketed eaves, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south-west side of Voelas Road, Brittan Terrace is to the north. There is pedestrian only access to the site and the road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A turn of the 20th century villa that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was subdivided and title subsequently issued to William Mutton, a local builder, in late 1900. The house seems to have been erected before subdivision occurred given that Charles Warren was in residence in 1900. By 1916 Ellen Clark was the occupant; she died there in 1948 aged 97.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME 'Te Kohanga', former Hatton house

ADDRESS 8 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1885?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. The principal, south-west elevation has a straight veranda carried on plain posts that shelters a central entry flanked by casement windows. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Voelas Road, in the block bounded by Godley Quay in the south and Brittan Terrace in the north. A small, detached garage is located towards the south corner of the lot and the road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Facade windows replaced (date unknown). Garage erected (c.1970).

RATING

Defining

REASON FOR RATING

A later 19th century villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for Town Section 271, which encompassed what are now 9 Brittan Terrace and 8 Voelas Road, was issued to James Fergusson in 1880. Fergusson transferred the lot to Mary Ann and Joseph McLean, a mariner, in 1881 and Mary Ann subdivided the property in 1922. Thomas and Mary (nee Davies) Hatton appear to have lived in the subject house from the mid-1880s. Thomas (c.1854-1924), who was an organist at St Saviour's Anglican Church, as well as a music teacher and qualified surveyor, survived his wife who died in 1913; the couple had five children.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Suiter house

ADDRESS 13 Voelas Road
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Principal, east-facing elevation has faceted bay windows flanking central entry with decorative porch. Quoins, bracketed eaves, casement windows, cast-iron lacework and arcaded porch. Lean-to at rear extends to the south beyond the wall of the house.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site the west side of Voelas Road, north of its intersection with Cressy Terrace. There is pedestrian only access to the site, which is located on a slip road. The road boundary is marked by a volcanic scoria retaining wall and grassed bank.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Bay windows replaced (date unknown).

RATING

Defining

REASON FOR RATING

A late 19th century villa that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to James Alexander Suiter, a tailor, in 1897. Suiter (died 1937) had married Jane (aka Jeannie) Meikle in 1893 and the couple had four children. Around the time James Suiter was declared bankrupt the house was sold to Mary Collins in 1906; since 1909 it has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Schollar house

ADDRESS 15 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1890s

STYLE

Villa

PHYSICAL DESCRIPTION

A two-storey dwelling with rectangular footprint and hipped roof. Single-storey lean-to at rear and straight veranda on principal, east-facing elevation that has been partially enclosed. Veranda has cast-iron lacework and a main entry with side and fanlights. Casement windows and glazed doors; bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, north of its intersection with Cressy Terrace. The road boundary is marked by a concrete retaining wall on which is mounted a picket fence; there is only pedestrian access to the site, which is located on a slip road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda partially enclosed, windows replaced (date unknown).

RATING

Contributory

REASON FOR RATING

A modified 19th century dwelling that contributes the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to William, James Schollar, a local shipwright, in 1914. The property remained in family ownership until 1945 and has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 15A Voelas Road
Lyttelton

PHOTO



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

STYLE

Vacant lot.

PHYSICAL DESCRIPTION

A vacant lot that rises to the west and is accessed via a walkway that runs along the southern boundary of 15 Voelas Road.

CONTEXT/SETTING/LANDSCAPE FEATURES

The section is located on a rear lot on the west side of Voelas Road, north of its intersection with Cressy Terrace.

MATERIALS/STRUCTURE

Grass, trees and shrubs.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A vacant section that appears to have been used as the back yard of 15 Voelas Road in the mid-20th century.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Odey house

ADDRESS 17 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Cross-gabled bay has faceted window with flared roof. Roof extends to form veranda over main entry and flanking window. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, south of its intersection with Simeon Quay. The road boundary is marked by a volcanic scoria retaining wall and picket fence; there is only pedestrian access to the site, which is located on a slip road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Deck erected in front of house (date unknown).

RATING

Defining

REASON FOR RATING

A later 19th century villa that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to James Middleton Odey, a fisherman, in 1927. Odey transferred it in 1930 and the house has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

24 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 19 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 19 th century?

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Cross-gabled bay has decorative bargeboards and finial over glazed doors with fanlights. Veranda has trellised balustrading and slender metal posts.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, south of its intersection with Simeon Quay. The road boundary is marked by a concrete retaining wall and vegetation. A concrete car pad is in front of the house and access is via a slip road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced with glazed doors and deck built around bay (c.1990?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 20 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1980

STYLE

Neo-colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof. Casement windows and glazed doors, pergola style veranda with trellis balustrading. Triangular conservatory projects from south end.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a rear lot on the east side of Voelas Road. Access is via a driveway shared with 22 and 24 Voelas Road, which runs along the southern boundary of the lot.

MATERIALS/STRUCTURE

Cement board, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A late 20th century dwelling on a site subdivided in 2009.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 21 Voelas Road
Lytelton

PHOTO



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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Bullnose veranda shelters central entry flanked by Chicago type sash windows; rear lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, south of its intersection with Simeon Quay. There is only pedestrian access to the site and the road boundary is marked by a concrete retaining wall on which is mounted a metal picket fence; access is via a slip road.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed (1970s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Edgar house

ADDRESS 21A Voelas Road
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. House stands on a tall base and has a straight veranda with decorative brackets and X-pattern balustrading. Bracketed eaves, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated, rear lot on the west side of Voelas Road, overlooking its intersection with Simeon Quay. The property extends through to Walkers Road in the west. There is pedestrian only access to the site from Voelas Road, via a path along the southern boundary of 23 Voelas Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. George Edgar was a dairyman and the land on which this house stands was held by the Edgar family from 1880 until 1950.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 22 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.2010

STYLE

Vernacular bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped and gabled roof forms. Cross-gabled bay on principal, south-facing elevation has boxed bay window with lean-to roof. Carport attached at south-east corner.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a rear lot on the east side of Voelas Road. Access is via a driveway shared with 20 and 24 Voelas Road, which runs along the southern boundary of the lot.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A [relocated?] dwelling erected on the site in the early 21st century.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 23 Voelas Road
Lytelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and pyramidal roof. Cross-gabled bay has shingled end with truss and finial over faceted bay window with fanlights. Glazed sunroom extends original veranda; lean-to at rear.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, overlooking its intersection with Simeon Quay. There is pedestrian only access to the site and the road boundary is open to allow access to an integrated garage below the house; access is via a slip road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda extended and enclosed (1930s?). Garage installed beneath house (date unknown).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 24 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1860s/1870s?

STYLE

Modified colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and gabled roof. Enclosed veranda at south end, monopitch additions at north. Casement windows; main entry at south end of road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Voelas Road; Simeon Quay is to the south. The road boundary is marked by a pipe railing and wire mesh fence. Vehicle access is via a shared drive belonging to 20 Voelas Road.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

Enlarged to its current extent (pre-1965). Stuccoed, veranda enclosed, windows altered (date unknown). South wall modified and new entrance door installed (c.2020?).

RATING

Neutral

REASON FOR RATING

A highly modified colonial cottage on a subdivided site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Andrews house

ADDRESS 24A Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and gabled roof forms. Cross-gabled bay on principal, south-west facing elevation is flanked by shallow veranda; lean-to at rear. Boxed bay window on south-east elevation; finials, double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set back from the roadway on the east side of Voelas Road, north of its intersection with Simeon Quay. The narrow road boundary is marked by a detached garage.

MATERIALS/STRUCTURE

Timber, decramastic tiles

ALTERATIONS

Reroofed (1970s).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was acquired by Joseph Andrews, a railway employee, in 1911. After Andrews' death it passed to his widow Ann and remained in the Andrews family until 1948. It appears that the Andrews lived on the other side of Voelas Road and so it is assumed that the cottage was a rental during their tenure.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 25 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1860s?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and low-pitched gabled roof. Partially enclosed veranda, casement and fanlight type windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road overlooking its intersection with Simeon Quay. Access is via a slip road and the property accommodates a detached garage along the northern boundary. The road boundary is marked by a stone wall and hedging.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

Veranda enclosed, windows replaced, exterior walls stuccoed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Duplex unit
ADDRESS 1/26 Voelas Road
Lytelton

PHOTO



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

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A two-storey duplex unit with square footprint and pyramidal roof. Connected on east wall to contemporary unit by single-storey garaging. Overhanging eaves, casement windows, first floor balcony on south elevation. Sunhood running the length of the west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The unit stands on the east side of Voelas Road, north of its intersection with Simeon Quay. Access to the site and neighbouring duplex is via a driveway along the southern boundary of the lot. The road boundary is largely open with a trellis fence close to the house.

MATERIALS/STRUCTURE

Concrete brick, timber, corrugated steel.

ALTERATIONS

Ground floor reclad (c.2020?).

RATING

Neutral

REASON FOR RATING

A mid-20th century duplex unit that may have replaced an earlier dwelling on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Duplex unit
ADDRESS 2/26 Voelas Road
Lyttelton

PHOTO



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

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A single-storey duplex unit with square footprint and pyramidal roof. Connected on west wall to contemporary unit by single-storey garaging. Overhanging eaves, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The unit stands on the east side of Voelas Road, north of its intersection with Simeon Quay. Access to the site and neighbouring duplex is via a driveway along the southern boundary of the lot. The road boundary is largely open with a trellis fence close to the house.

MATERIALS/STRUCTURE

Concrete brick, timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20th century duplex unit that may have replaced an earlier dwelling on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 27 Voelas Road
Lyttelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Cross-gabled bay has faceted bay window; room with glazed doors extends original veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, south of its intersection with Webb Lane. There is pedestrian only access to the site and the road boundary is marked by a volcanic scoria retaining wall upon which is mounted a metal picket fence.; access is via a slip road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda extended and enclosed (1970s?); bay windows replaced (2010s?).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Arnold/Ratray cottage?

ADDRESS 28 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1860s/1870s? +

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A two-storey house with rectangular footprint and gabled roof. Gabled dormers on east and west sides, lean-to at rear (east), return veranda shelters glazed doors and is connected to large deck on south elevation. Multi-pane casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set back from the roadway on the east side of Voelas Road; Dalleys Lane is to the north. The road boundary is marked by a picket fence that accommodates a driveway to a detached garage.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

House remodelled/rebuilt with additional storey, new decks on ground and first floors (c.1990?). New wing/auxiliary building at south-east corner (c.2015).

RATING

Neutral

REASON FOR RATING

A substantially modified [or rebuilt] colonial cottage.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Catherine Rattray in 1928. It appears likely the cottage was a rental for many years; more recently it has either been rebuilt or substantially remodelled.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 29 Voelas Road
Lytelton

PHOTO



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

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Cross-gabled bay has faceted bay window; modern sunroom extends original veranda.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, south of its intersection with Webb Lane. There is pedestrian only access to the site and the road boundary is marked by a volcanic scoria retaining wall upon which is mounted a metal picket fence.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed, bay window replaced, veranda extended and enclosed (1970s).

RATING

Contributory

REASON FOR RATING

A modified villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Smith / Bromley house

ADDRESS 30 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a T-shaped footprint and half-hipped roof with monopitch extension at rear. Principal, south-west elevation has veranda that returns to the west with wide posts with decorative capitals and balustrading. Multi-pane French doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Voelas Road; the property is bounded to the west by Dalleys Lane. There is access to a detached garage in the west corner of the lot and the road boundary is marked by a paling fence.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Doors and windows replaced? Enlarged at north-west corner (c.2000?).

RATING

Defining

REASON FOR RATING

A colonial dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property appears to have been a rental cottage for many years and in 1900 was likely the home of Captain William Smith and his family; in that year it was owned by Pilot Alexander Reid, who apparently held the property from 1878 until 1903. The first title for this property was issued to John Bromley, a local fitter, in 1927; the property had been owned by Bromley since 1920 and remained in family ownership until 1964.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 32 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 th century?

STYLE

Modified colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Principal, south-east elevation has a projecting porch at centre. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Voelas Road; the property is bounded to the north and east, in part, by Dalleys Lane. There is a parking area off the roadside, which is marked by hedging.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Reclad, windows replaced (c.2020?).

RATING

Neutral

REASON FOR RATING

A substantially modified colonial cottage that maintains the residential values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Lindsay / Derbidge house

ADDRESS 33 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1907

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Principal, north-east elevation has boxed bay windows framing a recessed porch and main entry with side and fanlights. Boxed bay window on south-east elevation; bracketed eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, directly south of the former Lyttelton West School site. The road boundary is marked by a volcanic scoria stone wall on which is mounted a picket fence. There is a detached garage in the north corner of the lot, to which only pedestrian access is available.

MATERIALS/STRUCTURE

Timber corrugated metal.

ALTERATIONS

Chimneys removed, extension at rear (south-west) (c.2015).

RATING

Defining

REASON FOR RATING

An early 20th century villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Amelia Webb (aka Aurelia, died 1912) married William Lindsay in 1908 and the couple had four children. WT Lindsay (c.1878-1948) was a grocer and later served as Mayor of Lyttelton and chief of the NZ Scottish Society. By 1914 the house was occupied by Ethel and Herbert Derbidge, the latter a marine engineer.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Allan house

ADDRESS 34C Voelas Road
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and saltbox roof. Sash and casement windows; straight veranda on principal, south-west elevation has decorative brackets and shelters central entry with flanking windows. Windows in gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Voelas Street; Dalleys Lane is to the south. There is only pedestrian access to the site and the road boundary is marked by a picket fence and hedging.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Gabled bay added (later 1980s?).

RATING

Defining

REASON FOR RATING

A sympathetically modified colonial dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for the property on which this dwelling stands was issued to widow Agnes Allan in 1872. After her death in 1877 the property was transmitted to her son John Fyfe, a storekeeper, in 1881. The cottage appears to have been a rental for some years. In 1910 the property was transferred to dairyman George Edgar and it remained in Edgar family ownership until 1945. The property has since passed through other hands and was cross-leased in 1977.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant site / former Lyttelton West School

ADDRESS 35 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

N/A

DATE OF CONSTRUCTION

N/A

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot with former playing court.

CONTEXT/SETTING/LANDSCAPE FEATURES

Volcanic stone retaining walls along road boundary; grassed areas and asphalted playing court.

MATERIALS/STRUCTURE

Grass, vegetation, asphalt, scoria stone; temporary mesh security fencing.

ALTERATIONS

School buildings removed from site of 35 & 41 Voelas Road (c.2015).

RATING

Intrusive

REASON FOR RATING

Former site of Lyttelton West School.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Mayer/Hunt cottage

ADDRESS 36 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and gabled roof. Straight veranda on principal, south-west elevation has cast-iron lacework and X-pattern balustrading. Windows in gable ends; gabled dormers and rear lean-to.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Voelas Street; the intersection with Dalleys Lane is to the south and the property extends through to the lane in the north. The road boundary is marked by a paling fence and there is vehicle access to a carport attached to the west corner of the house.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Carport erected (c.1990?).

RATING

Defining

REASON FOR RATING

A mid-19th century dwelling that upholds the historic, architectural and contextual values of the area

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Susan Mayer in 1876. Mayer married John Hunt, a railway signalman, in 1882 and she held the property until it was transferred to John Miller, a shipwright who also owned #38, in 1910. The cottage appears to have been a rental for some time.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Mayer / Miller house

ADDRESS 38 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-a-half storey dwelling with a rectangular footprint and saltbox roof. Sash and casement windows; straight veranda on principal, south-west elevation has decorative brackets and shelters central entry with flanking windows. Windows in gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Voelas Street; Dalleys Lane is to the south. There is only pedestrian access to the site and the road boundary is marked by a picket fence and vegetation.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Lean-to at rear extended (date unknown).

RATING

Defining

REASON FOR RATING

A mid-19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Joseph Mayer, a railway labourer, in 1876. He appears to have advertised the cottage for rent in May 1881. Mayer, who also lived in Voelas Road for a time, transferred the property to John Miller, a shipwright, in 1910; since 1944 the property has [psed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Voyce house?

ADDRESS 40 Voelas Road
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Vernacular

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and two-part gabled roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the east side of Voelas Road, south of its intersection with Harmans Road. The road boundary is marked by a paling fence into which is set a carport and timber pedestrian gate.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rear addition (c.1990).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Six members of the Voyce family were apparently living in this cottage in 1922. George Henry Voyce had married Mary Little in 1889 and the couple had six children. George and Mary's daughter Annie died at the family home in 1964.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant site / former Lyttelton West School

ADDRESS 41, 41A, 41C & 41D Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot formed in terraces.

CONTEXT/SETTING/LANDSCAPE FEATURES

Volcanic stone retaining walls along road boundary; grassed areas and asphalted playing courts.

MATERIALS/STRUCTURE

Grass, vegetation, asphalt, scoria stone; temporary mesh security fencing.

ALTERATIONS

School buildings removed from site of 35 Voelas Road and subject site (c.2015).

RATING

Intrusive

REASON FOR RATING

Former site of Lyttelton West School.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

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

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 42 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	1860s?
DATE OF CONSTRUCTION	Unknown

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Enclosed veranda on principal, south-west elevation has bands of casement windows. Finial at north end of gable.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set back from the roadway and stands on the north-east side of Voelas Road, between Dalleys Lane in the south and Harmans Road in the north. The road boundary is marked by a picket fence and there is a single-car garage in the west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Veranda enclosed (1930s?).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This property was part of a three-part land holding at the north end of Voelas Road held by Charles William Rowe, a Christchurch commission agent, in 1901. At the time the property was occupied by Thomas Frame (died 1913), a wharf porter, and W Whitham; it is not clear which man may have lived in the cottage at # 42. The subject lot was transferred to FJ and DG Page in 1917; Francis Page lived at 49 Voelas Road. It appears that the cottage was a rental for many years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 44 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1950?

STYLE

English Cottage Revival

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and hipped roof forms. Overhanging eaves, casement and fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on an elevated site on the east side of Voelas Road, its intersection with Harmans Road is to the north. The house is set back from the road boundary, which is marked by a picket fence; there is a carport in the south corner of the lot.

MATERIALS/STRUCTURE

Timber, cement tiles.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A mid-20th century dwelling that may have replaced an earlier dwelling on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former May house

ADDRESS 45 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A one-and-half-storey dwelling with an irregular rectangular footprint and saltbox roof with flat-roofed extensions. Gabled dormers on south-east elevation, multi-pane casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, the intersection with Harmans Road is to the north. The road boundary is marked by an inset garage and masonry wall on which is mounted a bent wire fence. There is a car pad in the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, cement plaster, corrugated metal.

ALTERATIONS

Stuccoed (1950s?). Extended to the north-east and south-west (c.2000?).

RATING

Contributory

REASON FOR RATING

A modified colonial dwelling that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. William May, a storeman, was in residence from the early 1900s until his death in 1951.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Marshall/Mayer house

ADDRESS 46 Voelas Road
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and saltbox roof. Decorative veranda brackets on principal south-west elevation. Central entry framed by modern casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north-east side of Voelas Road; the western boundary of the property is formed by Harmans Road. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced (date unknown). Reroofed (2022).

RATING

Contributory

REASON FOR RATING

A modified colonial cottage that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Charles Marshall, a blacksmith, in 1879. Marshall transferred the property to Joseph Mayer, a railway labourer, in 1882; Mayer in turn transferred it to shipwright John Miller in 1910. The property remained in the hands of Miller and his estate until 1941; it has passed through other hands since that time.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wilson house

ADDRESS 47 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1880s?

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey building with an irregular rectangular footprint and hipped roof. Lean-to at rear (south) and cross-gabled bay on principal, north-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road, the intersection with Harmans Road is to the north. The road boundary is marked by a picket fence mounted on a low brick wall; vegetation largely screens the house from view. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal [?].

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A late 19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. James Henderson Wilson (1835-1917), an engineer, was an early resident; his wife Jane (nee Chell) died at the property in March 1899. JH Wilson had lived in Voelas Road since 1870, if not earlier.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Page house

ADDRESS 49 Voelas Road
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and hipped and gabled roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the west side of Voelas Road; the triangular lot is bounded to the west by Walkers Road. The road boundary is marked by hedging that obscures the house from view.

MATERIALS/STRUCTURE

Timber, corrugated steel [?].

ALTERATIONS

Extended to south (c.1990?). Reroofed (c.2015).

RATING

Defining

REASON FOR RATING

A late 19th century dwelling that upholds the historic and architectural values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. George Chapman, a labourer, acquired this property in 1889. He transferred it to Francis John Page in 1892; the property remained in Page family ownership until 1966. FJ Page, a butcher, married Eliza Mann in 1894 and the couple had two children.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

22 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Webb house

ADDRESS 2 Webb Lane
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Mid-century bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and low-pitched gabled roofs. Casement windows; rear wing has higher roof and porthole window set into east gable end.

CONTEXT/SETTING/LANDSCAPE FEATURES

Concrete and volcanic stone retaining walls topped by hedging mark road boundaries; property is bounded to the east by Voelas Road.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Solar panels installed (c.2015).

RATING

Neutral

REASON FOR RATING

Modified dwelling with replacement concrete retaining wall on road boundary.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. HNZPT states that the Webb house was relocated from upper Voelas Road in the 1880s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Units
ADDRESS 1-4/2 Winchester Street
Lyttelton

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

Four, single-storey dwellings with rectangular footprints and gabled roofs. Oxford Street units [3] are contiguous; Winchester Street unit is a stand-alone building. Inset entrance porch, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The four residential units stand on the north side of Winchester Street at its intersection with Oxford Street. Three linked units along the Oxford Street boundary are set below street level. The road boundaries are marked by picket fences; there is communal garden space on Winchester Street frontage and at the rear of the property.

MATERIALS/STRUCTURE

Brick, timber, corrugated steel.

ALTERATIONS

North unit rebuilt (2022).

RATING

Neutral

REASON FOR RATING

Mid-20th century housing units built on the site of earlier (pre-1930) buildings.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy
Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1187
*DWELLING AND SETTING – 3 WINCHESTER STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY, 2013

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 3 Winchester Street has high historical and social significance as an early colonial dwelling, and for its association with first owners Henry and Hannah Derry, and prominent later owners George and Charles Agar, and William Lester.

Lyttelton Town Section 61 was part of a portfolio of land purchased from the Canterbury Association by Dr William Draper in 1851. Draper was the brother-in-law of first Superintendent of Canterbury Province, James Fitzgerald. The following year Draper sold TS 61 to London merchant Frederick Smith. Smith retained the section until October 1858, when he sold it to blacksmith Henry Derry for £150.

Henry William Derry had arrived in Lyttelton with the First Four Ships in 1850, and established a forge on London Street. Shortly after purchasing TS 61 in 1858, Derry drew a large £600 mortgage on local merchant John Thomas Peacock. Research suggests that this was used to build the house at 3 Winchester Street, which Derry called *Lentonville* after his wife Hannah's maiden name (Lenton), and a Livery and Bait Stables nearby. In late 1864

Henry and Hannah separated and Derry placed the property in trust for the benefit of his wife and three children. The next years however the mortgage was defaulted on and *Lentonville* passed to J T Peacock. Merchant David Davis (who had a warehouse on the Gladstone Quay/Oxford Street corner that later became the British Hotel) took a 21 year lease on the property in June 1865, but was himself bankrupt in 1869. In 1870 the house narrowly survived the destruction of the Great Fire, which wiped out Lyttelton's commercial centre. In 1871 Peacock subdivided off and sold the property at 5 Winchester Street. 3 Winchester Street on its remaining land was sold to waterman George Agar in 1878 for £405. Agar renamed the property *Trevor House*.

George Agar established himself as a boatman in Lyttelton in 1863, moving goods from ships in the roadstead to the wharves. As the wharf facilities in the port improved, there was less demand for boatmen, and Agar moved to the West Coast. Later he returned to Lyttelton and initiated a steam launch service in 1877 which proved very successful. Agar was genial, public-spirited and well-regarded in the port town. He died on a visit to London in 1898 aged 61. Later *Trevor House* became the home of George's son Charles Havelock Agar. After working for his father, Charles (1857-1931) became proprietor of a grocery business in Lyttelton and of the New Brighton pier. He served as a member of the Lyttelton Borough Council and was a keen bowler, representing New Zealand. He had *Trevor House* auctioned in 1919. The property was purchased by William Thomas Lester.

W T (Bill) Lester (1878-1960) was a painter and Lyttelton's undertaker. A popular man and an excellent speaker, Lester was involved in many organisations and served three terms as Mayor (1917-25, 1933-35 and 1944-47). Bill and his wife Mary Ann called their home *Teynham* after Mary Ann's home village in Dorset. After her husband's death, Mary Ann lived on in the house until her own death in 1967. The dwelling has had only two owners in the intervening years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

3 Winchester Street has cultural significance for its ability to demonstrate the way of life of early settlers in colonial Lyttelton and as a home that has longevity of ownership and been retained in near original form.

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.

3 Winchester Street has high architectural and aesthetic significance as a large early colonial vernacular dwelling that retains a high degree of integrity and authenticity.

The dwelling was constructed in c1859 for Henry and Hannah Derry. The house is a square-plan two-storeyed building with a twin gabled roof end-on to Winchester Street. The house originally had a single level verandah across the north elevation, but this was replaced with the present galleried verandah during the period of Agar family ownership. The first floor windows were also replaced with French doors, and a bay window added in this period. The rear of the property has been extensively altered with an extension to accommodate a kitchen and the original fenestration replaced. The building was strengthened by the current

owner in 1999. The property sustained moderate damage in the Canterbury Earthquakes of 2010-2011. The large central chimney was subsequently removed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

3 Winchester Street has technological and craftsmanship significance for its ability to demonstrate construction techniques and the use of materials from the mid nineteenth century, and for its decorative glass and ironwork.

CONTEXTUAL SIGNIFICANCE

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

3 Winchester Street has high contextual significance as a well-known domestic residence in the historic centre of Lyttelton. It is located on a street that contains a number of nineteenth and early twentieth century houses, including the adjacent former Lyttelton Gaol's Warder's House (c1875) and a number of other listed heritage buildings. The setting of the dwelling consists of its immediate land parcel, a suburban section which slopes downhill from Winchester Street. The house is set back from the road with a large informal garden at the front and a small court at the rear.

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.

3 Winchester Street and its setting are of archaeological significance because have the ability 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 present dwelling dates from c1859, but it is possible that there were earlier buildings on the site.

ASSESSMENT STATEMENT

3 Winchester Street and its setting are of high overall heritage significance to the Christchurch district including Banks Peninsula. The building has high historical and social significance as an early colonial dwelling, and for its association with first owners Henry and Hannah Derry, and prominent later owners George and Charles Agar, and William Lester. The building has cultural significance as a demonstration of the way of life of its former inhabitants. The building has high architectural and aesthetic significance as a large early colonial vernacular dwelling that retains a high degree of integrity and authenticity. The building has technological and craftsmanship significance for its ability to demonstrate construction techniques and the use of materials in the mid nineteenth century, and for its decorative ironwork and glass. 3 Winchester Street has high contextual significance as a

well-known domestic residence in the historic centre of Lyttelton and it is located on a street that contains a number of 19th century timber houses, large and small. The building and its setting are of archaeological significance because have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

Christchurch City Council, *Heritage File, 3 Winchester Street*

Daisley, Simon, *Background Information Listed Heritage Place, 3 Winchester Street - 2013*

REPORT DATED: 03/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 5 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS N/A
HNZPT LIST ENTRY STATUS N/A
ARCHITECT/DESIGNER Hollis & Brown, designer/builders
DATE OF CONSTRUCTION 1890s?

STYLE
Colonial vernacular
PHYSICAL DESCRIPTION

A small, one-and-a-half storey dwelling with a rectangular footprint and gabled roof. Principal, north-facing elevation has decorative bargeboards, faceted bay window with flared roof and sunhood over entry. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the road boundary on the south side of Winchester Street in the block bordered by Oxford Street in the east and Canterbury Street in the west. The road boundary is marked by a picket fence. There is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Outbuilding erected at south end of lot (c.2000).

RATING

Defining

REASON FOR RATING

A 19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to Angus Campbell, a barman, in 1927. Since 1929 the property has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 6 Winchester Street
Lyttelton

PHOTO



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

STYLE

Vernacular

PHYSICAL DESCRIPTION

A one-and-a-half-storey dwelling with an irregular rectangular footprint and gabled roof forms. Veranda on principal, south-facing elevation shelters central entry. Gabled dormer style addition has first floor balcony with metal railing. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway on the north side of Winchester Street, Oxford Street is to the east. The building occupies almost the full width of the lot; the road boundary is marked by a concrete block wall.

MATERIALS/STRUCTURE

Timber, corrugated metal and long-run steel.

ALTERATIONS

First floor addition (later 1980s?).

RATING

Neutral

REASON FOR RATING

A highly modified colonial cottage.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The property was subdivided to its current extent in c.1940. Until recently the house shared a party wall with another colonial dwelling at 8 Winchester Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Williams house

ADDRESS 7 Winchester Street
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an L-shaped footprint and centre-gutter hipped roof. Principal, north-facing elevation has bullnose veranda sheltering central entry with glazed insets. End walls of veranda are enclosed, posts have decorative brackets and door is flanked by paired double-hung sash windows. Partial lean-to at rear (north).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Winchester Street in the block bordered by Oxford Street in the east and Canterbury Street in the west. The road boundary is marked by hedging and a picket fence; a stand-alone garage was previously located in the north-east corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A late 19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Title was issued for this property to David Williams, a carrier, in 1892; it remained in Williams family ownership until 1952.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Vacant lot
ADDRESS 8 Winchester Street
Lytelton

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 residential lot; party wall shared with 6 Winchester Street remains.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, grass, mesh security fencing.

ALTERATIONS

Modified colonial cottage removed from site (c.2020).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 9 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1975

STYLE

Post-war bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof. Casement windows, entry on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Winchester Street in the block bordered by Canterbury Street in the west and Oxford Street in the east. The road boundary is marked by a brick wall into which is set a detached garage.

MATERIALS/STRUCTURE

Brick, decramastic tiles.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A later-20th century dwelling that replaced a square-plan villa, matching that at 7 Winchester Street, which used to stand on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 10 Winchester Street
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2021

STYLE

Contemporary neo-colonial

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof. Straight veranda on principal, south-facing elevation; single-storey lean-to at rear. Casement windows and panelled and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Winchester Street, in the block bounded by Canterbury Street in the west and Oxford Street in the east. The building occupies almost the full width of the narrow lot; the road boundary is marked by a low, random rubble stone wall.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling that replaced an earlier building, which itself had been remodelled in c.2009.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Robinson house

ADDRESS 11 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1880s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and hipped roof. Principal, north-facing elevation has partially enclosed veranda and X-pattern balustrading. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Winchester Street, in the block bordered by Oxford Street in the east and Canterbury Street in the west. The road boundary is marked by a paling fence and there is only pedestrian access to the site.

MATERIALS/STRUCTURE

Timber, long-run steel.

ALTERATIONS

House remodelled, including windows and veranda posts replaced, reroofed (c.2015).

RATING

Contributory

REASON FOR RATING

A modified colonial villa that contributes to the area's architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Sections 59 and 60, on which (in part) the subject house is located, were offered for long lease by HJ Cridland in 1855. George Bundy, a baker, may have been in occupation by the late 1880s; by 1910 Arthur Robinson was in residence. The property was cross-leased in 1993.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11A Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1995

STYLE

Contemporary

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and hipped roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on a back section on the south side of Winchester Street. A driveway accessing the property runs along the western boundary of 11 Winchester Street.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A modern house that was built on a cross-leased section surveyed in 1993.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Toomey cottage

ADDRESS 12 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

A small, single-storey dwelling with an L-shaped footprint and saltbox roof. Casement windows, entry at rear (north).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands close to the roadway on the north side of Winchester Street, in the block bounded by Canterbury Street in the west and Oxford Street in the east. The building occupies almost the full width of the lot; the road boundary is marked by a pipe railing and wire fence mounted on a low brick wall. A driveway runs along the eastern boundary of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Doors and windows replaced (1950s?).

RATING

Neutral

REASON FOR RATING

A highly modified colonial cottage.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. From 1900 until 1940, at least, the cottage was the home of William and Louisa (nee Hare) Toomey, the former a sailmaker.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1117
*DWELLING AND SETTING – 13 WINCHESTER STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY, 2013

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 13 Winchester Street has historical and social significance as a late 19th century dwelling that was associated with the families and firm of Hollis and Brown for over half a century. It was built on a site that previously belonged to Dr William Donald, an active member of the early Lyttelton community who was resident in Lyttelton by 1853. In 1896 the property was transferred to Emily Elizabeth Brown, wife of William Brown, a local builder. Current research suggests that the present house was built at this time.

William Brown was a partner in the Lyttelton building firm Hollis and Brown. His wife was the daughter of William Hollis, his business partner. Hollis and Brown also built the former Kilwinning Lodge on Canterbury Street, the former Catholic presbytery in Exeter Street and were involved in many other building projects in the town, particularly square villas such as this one. The dwelling remained in Emily Brown's name until 1952 when it was transferred to Alice Brown, a widower of Lyttelton. The building has had several owners since then, among

them Phillip Heath, and subsequently his widow, owned the property for over 40 years until 2003. Since then the property has remained with the same owners.

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.

13 Winchester Street has cultural significance for its ability to demonstrate the way of life of Lyttelton residents in the late 19th century.

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 13 Winchester Street has architectural and aesthetic significance as an example of a square-plan, twin bay villa from the 1890s, constructed of timber framing and weatherboards with a metal roof. The façade is symmetrical with two box bay windows, containing large double hung sash windows, on either side of a central recessed entry. The roof is hipped with a central gutter and prior to the Canterbury earthquakes it had four decorative chimneys. There are carved modillions below the roof line and beneath these at the front runs another straight roof covering the two bay windows and the recessed porch. Carved modillions support this roof also. The porch is framed by two decorative carved brackets and the front door features ornate stained glass panes on either side. There is a return veranda on the east and south sides of the building, which was enclosed on the south side in 1973 when an access ramp was also erected. In 1961 a new window was installed in the lounge and alterations were made the bathroom in 1998.

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.

13 Winchester Street has technological and craftsmanship significance for its ability to demonstrate local construction techniques in Lyttelton in the late 19th century. Its construction, materials and detailing evidence the period in which it was built.

CONTEXTUAL SIGNIFICANCE

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

The dwelling and its setting have contextual significance for the contribution it makes to the historic character of Winchester Street, in which there are a number of 19th century timber dwellings, both large and small. The gate to the property is consistent with its late 19th century origins and opens onto a decorative mosaic terrazzo tile pathway. The setting consists of the immediate land parcel, which remains large and has not been subdivided. The house is set back from the roadway, allowing for gardens at the front and rear of the property. There is a single-car garage immediately adjacent to the footpath in the north-west corner of the property.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The dwelling at 13 Winchester Street and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling at 13 Winchester Street and its setting has overall significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance as a late 19th century villa associated with the families and firm of Hollis and Brown for over half a century. The dwelling has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance as a square-plan, twin bay villa from the 1890s. 13 Winchester Street has technological and craftsmanship significance for its ability to demonstrate local construction techniques in Lyttelton in the late 19th century and for its use of machine produced mouldings such as the modillions and porch brackets. The dwelling and its setting have contextual significance on its large un-subdivided section and as part of the streetscape containing a number of 19th century timber dwellings, both large and small. The dwelling at 13 Winchester Street and its setting has archaeological significance in view of the age of the dwelling and the site's earlier ownership by Dr William Donald.

REFERENCES:

Christchurch City Council Heritage files, *13 Winchester Street*
Daisley, Simon, *Background Information Listed Heritage Place, 13 Winchester Street* - 2013

REPORT DATED: 3 MARCH, 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Gallagher house

ADDRESS 14 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION c.1913

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter hipped roof. Gabled bay terminating straight veranda on principal, south-facing elevation has shingled end and decorative brackets. Faceted bay window and brackets eaves; central entry with side and fanlights. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Winchester Street; Oxford Street is to the east. The road boundary is marked by a masonry wall and vegetation; pedestrian-only access to the site is provide by centred concrete steps.

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Reroofed, some windows replaced (1970s?). Picture window in gabled bay replaced by six-light sash-style window (2010s).

RATING

Defining

REASON FOR RATING

A bay villa that contributes to the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title for this property was issued to the Public Trustee in 1910. A lease was entered into with Henry Cowan and Joseph Gardiner in April 1911; this was then transferred to Jane Gallagher in September of the following year. It is presumed that the mortgage raised by Mrs Gallagher (nee Wham), the wife of Roderick a labourer, in January 1913 funded construction of the villa. Roderick Gallagher died in 1930 and his widow bought the house from the Public Trustee in 1935. Since Jane Gallagher's death in 1948 the property has passed through other hands; it was subdivided to its current extent in 1984.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Busy Cs Preschool
ADDRESS 16 Winchester Street
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1970s?

STYLE

Modern vernacular

PHYSICAL DESCRIPTION

A multi-level building with a rectangular footprint and hipped roof. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is set back from the road and largely obscured from view from the public domain. The road boundary is marked by volcanic scoria and crib retaining walls.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A later 20th century building to the east of the former site of St Joseph's Catholic Church.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1331
ST SAVIOURS CHURCH AT HOLY TRINITY AND SETTING
- 17 WINCHESTER STREET, LYTTELTON**



PHOTOGRAPH: B. SMYTH 09/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

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

St Saviour's Church (now known as St Saviours Church at Holy Trinity) has high historical and social significance as the former Anglican parish church in West Lyttelton for ninety years, for its former role as the dedicated seaman's church in the port town – and for its particular associations with the heroic period of Antarctic exploration, for its long association with prominent clergyman Rev. E. Elliott Chambers, as the chapel for Cathedral Grammar School for thirty five years, and (as the last survivor of Lyttelton's historic churches and the new Anglican parish church in the town) as a symbol both of continuity and renewal in the post-earthquake town.

Until the 1880s, Holy Trinity Anglican Church in Winchester Street ministered to the whole of Lyttelton. In 1883 former Lyttelton minister Archdeacon Benjamin Woolley Dudley proposed that the parish be split and a new church founded to minister both to the people of West Lyttelton and visiting seafarers. To expedite the proposal, Dudley provided an endowment to assist with building and the provision of a minister. The new church, St Saviours, was constructed on a triangular site at the intersection of Brittan Terrace and Simeon Quay and consecrated in October 1885.

The first vicar, Rev. E. Elliott Chambers, had been a lieutenant in the Royal Navy before his ordination, and was a noted naval historian. He served the West Lyttelton parish for thirty six years until his death in 1921. Grateful parishioners dedicated a stained glass window to his memory. Ministering to seamen was an important part of Chamber's work, and church

parades where the companies of visiting warships would march up to St Saviours headed by their bands were long remembered by townspeople. The Antarctic explorer Captain Robert Falcon Scott and the crews of the *Discovery* and *Terra Nova* also worshipped at the church.

The fortunes of St Saviours as an independent parish waxed and waned until 1964 when urban Lyttelton was permanently reunited. In 1975 parishioners gave the redundant church to the Christchurch Diocese with the request that a new home be sought for it. The successful applicant was the Cathedral Grammar School in Christchurch. Although founded in 1881, the school did not have a dedicated place for worship. St Saviours was subsequently relocated to a new site on the corner of Park Terrace and Chester Street West, where it served the school community for thirty five years.

During the 2000s Cathedral Grammar began discussions about enlarging the church to provide for the school's growing roll. In the Canterbury Earthquakes of 2010-2011 however, all three of Lyttelton's remaining historic churches, including Holy Trinity, were destroyed. Rather than repair and extend St Saviours therefore, Cathedral Grammar decided on a new build and offered the old church back to Lyttelton's Anglicans as an appropriate replacement for their lost building. After an absence of thirty eight years, St Saviour's church returned to the port town in 2013 and was reinstated on the former Holy Trinity site to become 'St Saviours at Holy Trinity'. The church will be re-consecrated on its new site in 2015. The Holy Trinity Vicarage remains on an adjacent site.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

St Saviours Church at Holy Trinity has high cultural and spiritual significance as a place of Anglican worship and fellowship for the last 130 years. The building served as West Lyttelton's parish church and the port town's seafarer's chapel for ninety years before being relocated in 1975 to become the chapel for Cathedral Grammar School. After serving the school for thirty five years, St Saviours has recently been relocated back to Lyttelton to again become a parish church in the town. Lyttelton sustained significant damage in the Canterbury Earthquakes of 2010-2011 and lost many of its landmark heritage buildings. The decision to bring St Saviours home, whilst informed by pragmatic considerations, was seen as an opportunity to restore a valued heritage item back to the town and make a positive contribution to Lyttelton's recovery.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

St Saviour's Church has architectural and aesthetic significance as a Gothic Revival design by prominent turn-of-the-century architect Cyril Mountfort. Cyril was the second son of renowned Canterbury architect, Benjamin Mountfort, who specialised in the Gothic Revival. He worked with his father from the 1870s and took over the practice following Benjamin's death in 1898. Cyril Mountfort's ecclesiastical designs were similar to those of his father but considered less successful. They included the Church of St Luke the Evangelist (1908), Christchurch, and St John's (1910), Hororata, and alterations to the Church of the Good Shepherd Phillipstown, and St Peters Riccarton.

St Saviours is in style an Early English Gothic Revival church. It shares many features with Benjamin Mountfort's churches, including paired lancets, bracketed gable ends and board-and-batten cladding. Cyril's original plan was for a larger building, to be completed as the parish grew and funds permitted. The chancel and transepts were built according to the original plan, but the nave was never completed to its full length, nor the proposed tower added. Alterations in the early twentieth century included a vestry.

When relocated to Christchurch in 1975, the church was reconstructed to its (incomplete) West Lyttelton specifications. This meant that the chancel was considerably longer than the nave, and that the transepts therefore were employed for seating. The opportunity was taken in the 2013 relocation however to make the building more functional by altering the internal arrangement. The altar is now at the opposite end of the building, with the former entry closed off and a new doorway let through the wall in the former location of the altar. The window above the new altar has also been altered to allow the installation of some of the stained glass salvaged from the former Holy Trinity. The former porch of Holy Trinity was also salvaged and has been located over the new entry into St Saviours.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

St Saviour's Church has technological and craftsmanship significance as a large timber church, constructed in a particular manner to suit the tight sloping site, and exhibiting evidence of the skill of the carpenters and other tradesmen who constructed and embellished it. The contractors who won the tender to build the church, for £673, were Sutton and Weastall. They reputedly built the church in sections and then assembled it on its constrained site by bolting the sections together. This method of construction apparently made it simpler to remove the building to Christchurch in 1975 (Press 11/07/1975). The craftsmanship of the building is evident in the timber-truss ceiling and interior woodwork. The one original stained glass window, *Christ Calming the Waters*, was commissioned by the parish to commemorate Rev. Chambers, and produced by Smith and Smith of Christchurch in 1922.

CONTEXTUAL SIGNIFICANCE

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

St Saviours Church at Holy Trinity has contextual significance in its setting and within its wider Lyttelton context. The setting of the building is its immediate parcel, a large level rectangular section at the south east corner of Canterbury and Winchester Streets. Although this setting is not the original setting for St Saviours, it was previously the site of an Anglican church (Holy Trinity), and is less than a kilometre from St Saviour's original site in West Lyttelton. St Saviours is located on the eastern side of the section exactly on the former site of Holy Trinity; the large two-storey Holy Trinity vicarage (dating from the 1870s) is on the western side. Both buildings front onto a large lawn and are surrounded by mature trees. The wider context of the church is the heritage and character streetscape of Winchester and Canterbury Streets. To the immediate south is the listed former Kilwinning Masonic Lodge; to the east is a listed villa. There are a significant number of listed houses on Winchester Street. The church has landmark significance on its large site. It is clearly visible from Winchester Street, but also because of the topography of Lyttelton, also visible from many other parts of the township.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

St Saviours Church at Holy Trinity is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site including that which occurred prior to 1900. Holy Trinity Church was located on the site from 1860 until its destruction by earthquake in 2011, and was archaeologically investigated when it was demolished.

ASSESSMENT STATEMENT

St Saviours Church at Holy Trinity and its setting has overall heritage significance for the Christchurch district including Banks Peninsula. The church has high historical, social and cultural significance as a place of Anglican worship and fellowship for the last 130 years – as the former parish church in West Lyttelton and Lyttelton’s dedicated seaman’s church for ninety years (with particular associations with the heroic period of Antarctic exploration), for its long association with prominent clergyman Rev. E. Elliott Chambers, as the chapel for Cathedral Grammar School for thirty five years, and as Lyttelton’s new Anglican parish church. As both the newest church in Lyttelton and the last survivor of the town’s historic churches, St Saviours is a symbol of continuity and renewal in the post-earthquake town. The church has architectural and aesthetic significance as a Gothic Revival design by prominent turn-of-the-century Christchurch architect Cyril Mountfort. The church has technological and craftsmanship significance as a large timber church, constructed in a particular manner to suit its original tight sloping site, and exhibiting evidence of the skill of the carpenters and other tradesmen who constructed and embellished it. The church has contextual significance in its setting – the large established section formerly occupied by Holy Trinity Church - and within its wider Lyttelton context, which includes a large number of character and heritage buildings. The church has landmark significance as a highly visible building. The church is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Holy Trinity Church was located on the site from 1860 until its destruction by earthquake in 2011, and was investigated archaeologically when it was demolished.

REFERENCES:

CCC Heritage Files: Anglican Church, 17 Winchester Street
Former St Saviour’s Church Lyttelton, 26 Park Terrace

REPORT DATED: 07/04/2015

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
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former St Joseph's Catholic Church site

ADDRESS 18 Winchester Street
Lyttelton

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 with solid boundary wall and piers; decorative wrought iron panels and gates.

CONTEXT/SETTING/LANDSCAPE FEATURES

Flight of steps up to former church site are centred on boundary wall; small, single-car garage in south-west corner of the lot.

MATERIALS/STRUCTURE

Brick, plaster, wrought iron; concrete.

ALTERATIONS

Church demolished after 2011 Canterbury earthquake.

RATING

Neutral

REASON FOR RATING

Historic site on Lyttelton's street of churches; now in use as car park.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

23 September 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Neville house

ADDRESS 20 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1890s?

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular rectangular footprint and centre gutter hipped roof. Principal, south-facing elevation has straight veranda sheltering central entry. Lean-to at rear (north).

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Winchester Street; Canterbury Street it to the west. The road boundary is marked by a picket fence mounted on a volcanic scoria wall; there is only pedestrian access to the site. Concrete steps on the western boundary provide access to the elevated house site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

South elevation windows replaced by casement window and glazed French doors (date unknown).

RATING

Defining

REASON FOR RATING

A slightly modified, late 19th century villa that upholds the area's historic, architectural and contextual values.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In 1870 Town Sections 69 and 70, the former on part of which the subject dwelling is located, was held as leasehold land by Joseph Carder; Carder was an agent for the *Lyttelton Times*. Margaret and Nathan Neville (died 1902) were in residence by 1897; the latter was a railway employee and also a member of the Unanimity Masonic Lodge No. 3. The first title for the property was issued to John Bald, a master mariner, in 1927. Bald transferred the property to Ellis Jeffries, a shipping clerk, in the following year; since 1958 it has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Lewington house

ADDRESS 22 Winchester Street
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an irregular T-shaped footprint and hipped and gable roof forms. Gabled bay on principal, south-facing elevation has half-timbering in the end above faceted bay set with sash windows with coloured glass fanlights. Main entry has glazed insets, veranda posts have decorative timber brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Winchester Street; Canterbury Street is to the west. The road boundary is marked by vegetation and a picket fence mounted on a volcanic scoria wall; there is only pedestrian access to the site. Concrete steps on the east boundary provide access to the elevated house site.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Rear extension (late 1990s?). Chimneys removed (post-2011).

RATING

Defining

REASON FOR RATING

A late 19th century dwelling that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In 1870 Town Sections 69 and 70, the former on part of which the subject dwelling is located, was held as leasehold land by Joseph Carder; Carder was an agent for the *Lyttelton Times*. Susan (nee Bacon) and Thomas Lewington, the latter a joiner, were in residence in Winchester Street by 1893. They had married in 1889 and had four children. The first title for the property was issued to James Huston, a night watchman in 1927. Since 1953 the property has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1115
*DWELLING AND SETTING – 23 WINCHESTER STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY 2013

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.

23 Winchester Street has historical and social significance as a modest late nineteenth century cottage that has been home to a succession of working families since its construction in c1893.

In 1874 Lyttelton cabinet maker John Smith Wilcox purchased TS 56 at the intersection of Winchester and Canterbury Streets and undertook a subdivision. The northern third of the section was sold to hotel keeper George Morton Warne. Warne divided his parcel in half in 1879 and sold the western portion (the site of 23 Winchester Street) to mariner Gilbert Hutton for £100. A decade later Hutton sold the site to carter William Kennell and his wife Catherine for £80. The price suggests bare land. In 1893 the Kennells drew a £100 mortgage, and it is likely to be at this time that the cottage was constructed.

The Kennells retained their cottage until 1927, when it was subject to a mortgagee sale. The property was purchased by labourer John Blackler and his wife Annie. John died in 1937 and Annie in 1945. After Annie's death the property was sold to watersider John McGifford

and his wife Jane. John died in 1950, but Jane stayed on at the property until her own death in 1973. The property was then owned by painter Ross Newberry until his death in 1993. The present owner bought the property in 1994.

Nineteenth and early twentieth century Lyttelton was home to a large population of workers who laboured in low paid and insecure jobs on its wharves, railways and ships. Consequently there was a high demand for small, modestly-priced dwellings like 23 Winchester Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

23 Winchester Street has cultural significance for its ability to demonstrate the way of life of people of modest means in Lyttelton during the late nineteenth and early twentieth centuries.

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.

23 Winchester Street has architectural and aesthetic significance as a small colonial vernacular cottage. The dwelling appears to have originally consisted of just two rooms. Sash windows frame a central front door. The house was extensively altered in 1997. These alterations included the extension of a small existing basement and the addition of a deck.

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.

23 Winchester Street has technological and craftsmanship significance for its ability to demonstrate late nineteenth century construction methods and use of materials.

CONTEXTUAL SIGNIFICANCE

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

23 Winchester Street has contextual significance as part of a historic streetscape containing a large number of nineteenth century and early twentieth century dwellings, a number of which are listed heritage buildings. The setting of 23 Winchester Street is its immediate land parcel, a very small, steeply-sloping section. The dwelling is located on the street frontage and extends across the width of the section. A right of way to the west gives access to the small back garden. To the east of the cottage is a small 1870s commercial building. To the west is the Lyttelton Recreation Centre complex. The small scale and street-side location of the property give it landmark significance.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

23 Winchester 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 cottage was built in c1893; there is no evidence of an earlier building on the site.

ASSESSMENT STATEMENT

23 Winchester Street and its setting are of overall significance to the Christchurch district, including Banks Peninsula. The dwelling has historical and social significance as a modest late nineteenth century cottage that has been home to a succession of working families since its construction in c1893. The dwelling has cultural significance for its ability to demonstrate the way of life of people of modest means in Lyttelton during the late nineteenth and early twentieth centuries. The dwelling has architectural and aesthetic significance as a small colonial vernacular cottage. It appears to have originally consisted of just two rooms. The dwelling has technological and craftsmanship significance for its ability to demonstrate late nineteenth century construction methods and use of materials. The dwelling has contextual significance as part of a historic streetscape containing a large number of nineteenth century and early twentieth century dwellings, a number of which are listed heritage buildings. 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. The cottage was built in c1893; there is no evidence of an earlier building on the site.

REFERENCES:

Christchurch City Council *Heritage File 23 Winchester Street*

Daisley, Simon, *Background Information Listed Heritage Place, 23 Winchester Street - 2013*

REPORT DATED: 06/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Keele / Fenton house

ADDRESS 24 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

HNZPT LIST ENTRY STATUS

N/A

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1895?

STYLE

Double-bay villa

PHYSICAL DESCRIPTION

A single-storey dwelling with an H-shaped footprint and gabled roof forms. Principal, south-facing elevation has gabled and boxed bay windows flanking a central entry; decorative bargeboards. Veranda on this elevation shelters main entry with glazed insets and side and fanlights. Double-hung sash and casement windows. Cast-iron lacework brackets atop veranda posts; veranda has trellised balustrading.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Winchester Street, immediately adjacent to its intersection with Canterbury Street. The road boundary is marked by a picket fence mounted on a volcanic scoria wall. A pre-1965 garage is in the north-west corner of the lot.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

West gabled bay added? (pre-1930). Veranda roofs front and rear replaced with Clearlite (pre-2010).

RATING

Defining

REASON FOR RATING

A late 19th century villa that upholds the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Richard Keele, who was Lyttelton's postmaster between 1908 and his death in 1913, appears to have bought this house from William Wales junior around the time of his arrival to take up the post. Keele (1860-1913) married Jessie Goldie (died 1928) in 1884 and the couple had three children. The first title on this property was issued to Richard Fenton, a local stevedore, in 1927; Fenton was in residence by 1922, having previously lived in Exeter Street. The property has passed through other hands since 1942.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1110
*DWELLING AND SETTING – 28 WINCHESTER STREET,
LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

28 Winchester Street has high historical and social significance as a substantial late nineteenth century home and for its long associations with the Pre-Adamite settler David Dimond and his family, and with general practitioners Drs Thomas Guthrie and Charles Upham.

David Patton Dimond arrived in Wellington as a child with his parents and siblings in 1841. In 1849 he and his brother Charles relocated to Lyttelton to work as survey hands for the Canterbury Association. After the Association settlers arrived, David and another brother Sydney went into partnership in a store and carting business. David Dimond was a prominent member of Lyttelton's community in the nineteenth century, serving as chairman of the Lyttelton Permanent Land, Building and Investment Society and as a member of the Lyttelton Borough Council. About 1895 Dimond retired to Wellington where he died in 1899.

In April 1881, Dimond was reported as building a 'substantial eight-roomed dwelling house' (Star 14/04/1881) on his section (TS 71) at the corner of Winchester and Canterbury Streets. Presumably it was his own home to begin with, but in 1887 he leased it to Dr Thomas

Guthrie. Guthrie took over as Lyttelton's doctor and port health officer after the death of Dr Rouse in 1884 and remained until 1898. He was renowned for his wit and geniality, and was held in high esteem. After Dr Guthrie's departure, 28 Winchester Street was first leased and then purchased (in 1907) by his successor, Dr Charles Upham.

Dr Upham (1863-1950) served as Lyttelton's general practitioner for half a century. His work among poor families in the 1918 influenza epidemic and the 1930s depression was particularly noteworthy and he was a much-loved figure in the town. Upham Terrace was named after him, and a memorial clock tower was erected in his honour on the Lyttelton Gaol site in 1952. He lived at 28 Winchester Street for over fifty years until his death. Upham was the uncle and name-sake of prominent World War II soldier Charles Upham, VC and bar.

The property has had two owners since its sale in 1951, with the current owners having owned it since 1977.

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.

28 Winchester Street has cultural significance for its ability to demonstrate the way of life of some of the more prominent and prosperous citizens of Lyttelton in the late nineteenth and early twentieth centuries. In particular, the house may provide evidence of the lifestyle of a general practitioner at a time when it was common practise for the surgery to be accommodated in the doctor's residence.

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.

28 Winchester Street has architectural and aesthetic significance as a large two-storey Italianate villa from the late nineteenth century.

The house was built in 1881 for David Dimond and his family. The architect and builder have not been identified. In style the house is an Italianate villa, with the characteristic square form, hipped roof and large (sometimes multiple) sash windows. It lacks however some of the more typically-found ornamentation, such as modillions or quoins. The Italianate villa superseded the Carpenter Gothic 'cottage' as the predominant house style from the late 1870s. There are a number of similar homes in Lyttelton. The plan of 28 Winchester Street suggests it may have been extended at the rear in a similar style in the late nineteenth or early twentieth century. It was altered in 1997 when a sympathetic addition was made to the western elevation, and the verandah on the south elevation was 'returned' to meet it.

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.

28 Winchester Street has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials in the later nineteenth century.

CONTEXTUAL SIGNIFICANCE

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

28 Winchester Street has contextual significance as an important element of Winchester Street's historic streetscape. There are many nineteenth and early twentieth century dwellings in the vicinity, a number of which are listed heritage items. The setting of 28 Winchester Street consists of its immediate land parcel, a large elevated established corner section. The house is centrally located on the sloping site. It is obscured from view by vegetation.

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.

28 Winchester Street and its setting are of archaeological significance because they have the ability 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. There is no evidence of any building on the site before the present c1880 dwelling.

ASSESSMENT STATEMENT

28 Winchester Street and its setting are of overall significance to the Christchurch district, including Banks Peninsula. The dwelling has high historical and social significance as a substantial late nineteenth century home and for its associations with the Pre-Adamite settler David Dimond and his family, and with general practitioners Drs Thomas Guthrie and Charles Upham. The dwelling has cultural significance for its ability to demonstrate the way of life of some of the more prominent and prosperous citizens of Lyttelton in the late nineteenth and early twentieth centuries. In particular, the house may provide evidence of the lifestyle of a general practitioner at a time when it was common practise for the surgery to be accommodated in the doctor's residence. The dwelling has architectural and aesthetic significance as a large two-storey Italianate villa from the late nineteenth century. The dwelling has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials in the later nineteenth century. The dwelling has contextual significance as an important element of Winchester Street's historic streetscape. The dwelling and its setting are of archaeological significance because they have the ability 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. There is no evidence of any building on the site before the present 1881 dwelling.

REFERENCES:

Christchurch City Council, *Heritage File, 28 Winchester Street*

Daisley, Simon, *Background Information Listed Heritage Place, 28 Winchester Street - 2013*

REPORT DATED: 05/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Holy Trinity [Anglican] Sunday School & playing courts /
Lyttelton Recreation Centre

ADDRESS 25/29 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

1963-64 + 1980s

STYLE

Modern / Contemporary

PHYSICAL DESCRIPTION

A multi-building complex with three principal buildings, having rectangular footprints and hipped or gabled roof forms. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is located on the south side of Winchester Street, Canterbury Street is to the east. The former Holy Trinity Sunday School Hall stands close to the western boundary, along which runs a driveway providing access to the site and neighbouring kindergarten. More recent buildings are arranged over the remainder of the site, the road boundary of which is marked by a balustrade style fence and hedging.

MATERIALS/STRUCTURE

Brick, corrugated metal.

ALTERATIONS

Street front wing remodelled (c.2015).

RATING

Neutral

REASON FOR RATING

A modern non-residential building complex on a site that was first developed in the 1850s.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Historically the site accommodated the Sunday School hall of Holy Trinity Church and playing courts. The original hall burnt down in 1961; it was replaced by a new brick hall, which opened on 29 February 1964. More recently the site has been developed and operated as the town's recreation centre.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 30 Winchester Street
Lytelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Early 1920s

STYLE

California bungalow

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and gabled roof. Gable end on principal, south-facing elevation has shingled and batted detailing, modern casement type fenestration and inset garage door.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Winchester Street; Canterbury Street is to the east. The house is built close to the road boundary, which is marked by a low masonry wall.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Garage installed, windows replaced (1960s/70s?).

RATING

Neutral

REASON FOR RATING

An interwar bungalow that has been substantially remodelled.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This is one of four houses standing on Town Section 72, which was acquired by David Dimond, a carrier, who had resided in the street since the late 1850s. In 1881, the same year that he married Sarah Fisher, David Dimond's son David George Patton Dimond (1855-1923) built the house at 28 Winchester Street. TS 72 was subdivided lengthwise by Dimond junior in 1891; the eastern portion was subdivided widthwise in 1921 and transferred to William Newfield.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Units
ADDRESS 1-4/31 Winchester Street
Lyttelton

PHOTO



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

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

A single-storey residential building with a rectangular footprint and extended saltbox roof. Four units are contiguous and staggered down the sloping site. Inset porches on west elevation are accessed via external timber steps; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is located on the south side of Winchester Street, in the block bordered by Dublin Street in the west and Canterbury Street in the east. The units are set below street level and the road boundary is marked by a low masonry wall and pipe railing and mesh fence,

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Chimney removed (c.2011).

RATING

Neutral

REASON FOR RATING

Mid-20th century housing units built on a previously undeveloped site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1111
*DWELLING AND SETTING – 32 WINCHESTER STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY, 2013

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.

32 Winchester Street has historical and social significance as an Edwardian dwelling, home to shipping company foreman Charles Anderson and his wife Edith for more than forty years.

David Patten Diamond (or Dimond) a carrier, was renting a cottage on Town Section 72 in the 1860s and early 1870s. Later he purchased that section and the adjacent TS 71, where he built a large home (now 28 Winchester Street). In 1891 Dimond subdivided TS 72 in two lengthways. He died in 1899, but his heirs did not dispose of the property until 1904 when the western half of the subdivision was sold to butcher James Bundy and his wife Rosa, who lived in Exeter Street. In 1908 the Bundys subdivided the property again, selling the rear and front sections separately, with a right of way providing access to the rear. The front section was purchased by Charles Anderson. Research suggests that it was Anderson who had the present house built in 1909.

Charles Oscar Frith Anderson, a stevedore, served as the Union Steamship Company's foreman in Lyttelton. He and his wife Edith lived together at 32 Winchester Street for more than forty years. Charles died in 1952 and Edith in 1954. The property has passed through

many owners in the intervening years. Most owners have had worked in the port in some capacity.

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.

32 Winchester Street has cultural significance for its ability to demonstrate the way of life of a resident of Lyttelton in the early twentieth century.

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.

32 Winchester Street has architectural and aesthetic significance as a small early twentieth century bay villa, built in c1909 for Charles and Edith Anderson. Research to date has not identified the architect or builder.

The faceted front bay features an ornamental gable with decorative bargeboards, modillions, shingles and corbels. The modillions are continued under the eaves of the main roofline. The detail is typical of a late Edwardian villa. The verandah was partly filled in 1963 and consequently lacks the expected brackets or cast iron fringe. The building previously had two large painted brick chimneys, which have been removed since the Canterbury Earthquakes.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

32 Winchester Street has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials in the early twentieth century. By 1909, most decorative detail employed on villas was mass produced and able to be purchased from catalogues.

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.

32 Winchester Street has contextual significance as one of a cluster of timber dwellings, dating from the nineteenth and early twentieth centuries that form part of Winchester Street's historic streetscape. The setting of 32 Winchester Street consists of the immediate land parcel, a small narrow section. The house is located on the street frontage of the property and extends to both the east and west boundaries. A short flight of concrete steps lead up to the front door. A pedestrian right of way extends down the length of the eastern boundary

giving access both to the larger rear garden and an otherwise land-locked house beyond it. The house's location on its Winchester Street frontage gives it landmark significance.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

32 Winchester Street and its setting are of archaeological significance because they have the ability 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. Research to date suggests the presence of a dwelling on the site from the early 1860s.

ASSESSMENT STATEMENT

32 Winchester Street and its setting are of overall significance to Banks Peninsula and Christchurch. The dwelling has historical and social significance as an Edwardian residence, home to shipping company foreman Charles Anderson and his wife Edith for more than forty years. The dwelling has cultural significance for its ability to demonstrate the way of life of a resident of the port town in the early twentieth century. The dwelling has architectural and aesthetic significance as a typical ornamental small early twentieth century bay villa, built in c1909 for the Anderson family. The dwelling has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials in the early twentieth century. By 1909, most decorative detail employed on villas was mass produced and able to be purchased from catalogues. The dwelling has contextual significance as one of a cluster of timber dwellings, dating from the nineteenth and early twentieth centuries that form part of Winchester Street's historic streetscape. The house has landmark significance in its street-front location. The dwelling and its setting are of archaeological significance because they have the ability 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. Research to date suggests the presence of an earlier dwelling on the site before 1900.

REFERENCES:

Christchurch City Council, *Heritage File, 32 Winchester Street*

Daisley, Simon, *Background Information Listed Heritage Place, 32 Winchester Street - 2013*

REPORT DATED: 04/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Dimond house

ADDRESS 32A Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

A single-storey dwelling with a rectangular footprint and centre-gutter roof. Principal, south-facing veranda shelters main entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on a rear lot on the north side of Winchester Street; Canterbury Street is to the east. Pedestrian access is provided via a path that runs along the east boundary of 32 Winchester Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown.

RATING

Defining

REASON FOR RATING

A 19th century dwelling that upholds the historic and architectural values of the area.

HNZPT LIST ENTRY STATUS

N/A

Unknown

Later 19th century

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. This is one of four houses standing on Town Section 72, which was acquired by David Dimond, a carrier, who had resided in the street since the late 1850s. In 1881, the same year that he married Sarah Fisher, David Dimond's son David George Patton Dimond (1855-1923) built the house at 28 Winchester Street. TS 72 was subdivided lengthwise by Dimond junior in 1891 and the western portion, which includes the subject house, was sold to James Bundy, a butcher resident in Exeter Street, in 1904. Bundy subdivided the property widthwise in 1908. While it would appear the house may have previously been operated as a rental property, the house was sold by David Bundy's estate to David Jones, a local labourer, for his own use in 1946. Since 1980 it has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Kidsfirst Kindergarten

ADDRESS 33 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Modernist

PHYSICAL DESCRIPTION

A single-storey building with an L-shaped footprint and hipped roof forms. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is located on the south side of Winchester Street in the block bordered by Dublin Street in the west and Canterbury Street in the east. The road boundary is marked by a solid paling fence; access is via the neighbouring property (25 Winchester Street).

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Windows replaced?

RATING

Contributory

REASON FOR RATING

A mid-century building that supports the historic and architectural values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The Lyttelton Free Kindergarten opened in May 1960.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1112
*DWELLING AND SETTING – 34 WINCHESTER STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY, 2013

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.

34 Winchester Street has historical and social significance as a modest Edwardian home, and for its 75 year association with railwayman Morris Green, his wife Louisa and their family.

Samuel Pearson and his wife Harriet arrived in Lyttelton in 1851. Samuel worked initially as a carpenter and later as a carrier. In 1860 he purchased Town Section 73 and two years later applied for a wine and beer licence for a hotel he called the Oddfellows' Arms. Doyle's 1867 Lyttelton map shows a building on the street frontage of what is now 34 Winchester Street. Evidence suggests that this was the hotel. A building adjacent the hotel is likely to be the house at 36 Winchester Street. The Oddfellows' Arms closed in c1872 when Samuel built a new hotel (the Crown) at the corner of Winchester and Oxford Streets. This was where he died in 1874.

In 1882 the trustees of Samuel's estate subdivided TS 73 into two sections and transferred them to his widow. Following Harriet's death in 1904, the eastern section was sold to Morris Gananoque Green. It is not known if the old hotel building was still extant at this time, but evidence suggests that the present dwelling was built for Green in c1905.

Morris Gananoque Green (1860-1943) was born to Samuel and Susan Green on board the *Gananoque* whilst the family were emigrating to Canterbury in 1860. The ship was commanded by Captain Archibald Morris. Morris Green spent his working life with NZ Railways, working as a storeman and porter in Lyttelton. There was a large railways workforce in the port town. Green married in 1884. The couple were living in the Sumner Road before they purchased their Winchester Street property in 1905. After Morris's death, his widow Louisa remained in their home until her death in 1951. The property was then transferred to her daughter Violet Smith, who owned it until her own death in 1981. The property has changed hands a number of times in the intervening thirty years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

34 Winchester Street has cultural significance for its ability to demonstrate the way of life of Lyttelton residents in the early twentieth century. The house's ownership also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries. This dwelling remained in the Green family from 1905 to 1981.

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.

34 Winchester Street has architectural and aesthetic significance as a typical square-plan Edwardian villa.

The characteristic house form in New Zealand between 1880 and 1920 was the villa – identifiable by its broad proportions, square footprint, symmetrical plan, hipped roof and often one or more bays. Lyttelton grew rapidly in the decades leading up to WWI, and consequently there are many villas in the town. Most villas in the town were single storied, but the narrow steep sections in Lyttelton encouraged those with more resources to add a second floor.

This typical late villa was built for railways employee Morris Green and his wife Louisa in c1905. The wide paired sash windows without glazing bars and the cast iron verandah brackets point to an Edwardian provenance for the house. In 1982 the appearance of the dwelling was modified when a first floor with dormer windows was inserted into the roof space. Other internal alterations were executed at this time.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

34 Winchester Street has technological and craftsmanship significance for its capacity to demonstrate construction methods and the use of materials in the early twentieth century.

CONTEXTUAL SIGNIFICANCE

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

34 Winchester Street has contextual significance as one of a cluster of timber dwellings in a variety of styles and dating from the 1850s to the early twentieth century that constitute the heritage streetscape of Winchester Street. The setting of 34 Winchester Street consists of its immediate land parcel, a long narrow section. The house is located close to the street frontage and across the width of the section. A large garden stretches up the hillside behind the house. The proximity of the house to the street gives the house landmark significance.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

34 Winchester Street and its setting are of archaeological significance because they have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The section was the site of a hotel, the Oddfellows Arms, between 1862 and 1872. It is not known when the former hotel was demolished.

ASSESSMENT STATEMENT

34 Winchester Street and its setting are of overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as a modest Edwardian home, and for its 75 year association with railwayman Morris Green, his wife Louisa and their family. The dwelling has cultural significance for its ability to demonstrate the way of life of Lyttelton residents in the early twentieth century. The house's ownership also reflects a characteristic feature of Lyttelton life, where properties were commonly retained in and passed down through families from the late nineteenth to the mid twentieth centuries. The dwelling has architectural and aesthetic significance as a typical square-plan Edwardian villa. The dwelling has technological and craftsmanship significance for its capacity to demonstrate construction methods and the use of materials in the early twentieth century. The dwelling has contextual significance as one of a cluster of timber dwellings in a variety of styles and dating from the 1850s to the early twentieth century that constitute the heritage streetscape of Winchester Street. The dwelling and its setting are of archaeological significance because they have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The section was the site of a hotel, the Oddfellows Arms, between 1862 and 1872.

REFERENCES:

Christchurch City Council, *Heritage File, 34 Winchester Street*

Daisley, Simon, *Background Information Listed Heritage Place, 34 Winchester Street - 2013*

<https://bdmhistoricalrecords.dia.govt.nz/>

REPORT DATED: 09/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 35 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2015?

STYLE

Contemporary

PHYSICAL DESCRIPTION

A two-storey dwelling with a rectangular footprint and gabled roof. Casement windows; deck on south elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a rear lot on the south side of Winchester Street. Positioned for views over the town centre and towards the harbour, the house is accessed via a driveway running along the west boundary of 35A Winchester Street.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern dwelling standing on the site of an earlier house.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 35A Winchester Street
Lyttelton

PHOTO



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

STYLE

Contemporary

PHYSICAL DESCRIPTION

A multi-level dwelling with a rectangular footprint and half-hipped roof. Return veranda, overhanging eaves, casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on the south side of Winchester Street, in the block bordered by Dublin Street in the west and Canterbury Street in the east. The road boundary is marked by hedging.

MATERIALS/STRUCTURE

Timber, cement plaster, long-run steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house on a site that was created by subdivision in c.1997.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 113
*DWELLING AND SETTING – 36 WINCHESTER STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY, 2013

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.

36 Winchester Street has historical and social significance for its association with early settlers Samuel and Harriet Pearson, and mariner Captain Frederick Hutchinson, and as an early Lyttelton home updated in the Edwardian period.

Samuel Pearson and his wife Harriet arrived in Lyttelton in 1851. Samuel worked initially as a carpenter and later as a carrier. In 1860 he purchased Town Section 73 and applied for a wine and beer licence for a house on the section in 1862. By 1865 this had evolved in a hotel called the Oddfellows' Arms. In 1872 Samuel built a new hotel (the Crown) on the north-west corner of Winchester and Oxford Streets. This was where he died in 1874. In 1882 the trustees of Samuel's estate subdivided the western half of TS 73 (now 36 Winchester Street) from the eastern half and transferred it to his widow. Harriet died in 1904. In 1908 the section was resurveyed for master mariner Frederick Arnott Hutchinson preparatory to his purchase of the property from the Pearson family. The footprint of the

present dwelling is clearly shown. The first certificate of title was issued the following year in the name of Frederick Hutchinson's wife Frances. A mortgage was drawn shortly afterwards.

Captain Frederick Hutchinson (1865-1920) came to New Zealand from Liverpool in c1890. He commanded vessels for the Blackball Coal Company before coming ashore to be the company's marine superintendent in Lyttelton. Hutchinson resigned from the position due to ill-health in 1919.

In 1920 Mrs Hutchinson sold her home to London Street-based aerated water manufacturer John Wyatt, who held on to it for a short period before selling it in 1926 to builder John Davies and his wife Bertha. By 1945 the couple had passed on, and the Public Trustee sold the property to clerk Reginald Rhind. Rhind died in 1959, but the house stayed with his family until 1971. After briefly passing through the hands of bar manager Graeme Monk, the property was purchased by draughtsman Peter Tallott and his wife Iris in 1972. The present owners purchased the house from the Tallotts in 1999.

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.

36 Winchester Street has cultural significance for its ability to demonstrate the way of life of residents of Lyttelton in the early twentieth century. It also illustrates the manner in which Lyttelton families commonly held on to properties for long periods.

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.

36 Winchester Street has architectural and aesthetic significance as an 1860s dwelling that was extensively altered and updated in the early twentieth century to reflect the tastes of the later period.

A modest hotel, the Oddfellows', was opened by Samuel Pearson in 1862 on the street frontage of what is now 34 Winchester Street. The hotel closed in 1872 when Pearson built new premises elsewhere. Doyles' 1867 map of Lyttelton shows a dwelling adjacent the hotel on TS 73 at what is now 36 Winchester Street. The core of the present dwelling is likely to be this 1860s house as its scale and form suggests a building of the 1860s or 1870s. In 1908-1909 new owner Frederick Hutchinson extensively renovated and updated the old building. The ornamental front elevation with its large square bay window is clad in rusticated weatherboard and has Stick-Style decoration in its gable build-out (shingles and spindles) and porch (a slatted frieze) typical of the late Edwardian period.

Internal alterations were made in the 1960s. External alterations in the 1970s saw the front elevation partly reclad and the bullnose roof removed. A renovation in the 2000s restored the 1909 appearance of the house.

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.

36 Winchester Street has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials in Lyttelton in both the mid nineteenth and early twentieth centuries. The decorative details of the front elevation were being mass-produced by the turn of the century.

CONTEXTUAL SIGNIFICANCE

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

The dwelling has contextual significance as one of a diverse cluster of timber dwellings, dating from the nineteenth and early twentieth centuries, which form a consistent heritage streetscape along Winchester Street. The setting of 36 Winchester Street consists of the immediate land parcel, a long narrow section. The house is located towards the front and across the width of the section, leaving only narrow alleys along the eastern and western elevations. There is a small front and a large back garden. The proximity of the house to the street gives it landmark significance.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

36 Winchester Street and its setting are of archaeological significance because they have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. A dwelling has occupied this site since the early 1860s.

ASSESSMENT STATEMENT

36 Winchester Street and its setting are of overall significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance for its association with early settlers Samuel and Harriet Pearson, and mariner Captain Frederick Hutchinson, and as an early Lyttelton home updated in the Edwardian period. The dwelling has cultural significance for its ability to demonstrate the way of life of residents of Lyttelton in the early twentieth century. It also illustrates the manner in which Lyttelton families commonly held on to properties for long periods. The dwelling has architectural and aesthetic significance as an 1860s dwelling, which was extensively altered and updated in the early twentieth century to reflect the tastes of the later period. The dwelling has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials in Lyttelton in both the mid nineteenth and early twentieth centuries. The decorative details of the front elevation were being mass-produced by the turn of the century. The dwelling has contextual significance as one of a diverse cluster of timber dwellings, dating from the nineteenth and early twentieth centuries, which form a

consistent heritage streetscape along Winchester Street. The dwelling and its setting are of archaeological significance because they have the ability to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. A dwelling has occupied this site since the early 1860s.

REFERENCES:

Christchurch City Council, *Heritage File, 36 Winchester Street*

Daisley, Simon, *Background Information Listed Heritage Place, 36 Winchester Street - 2013*

REPORT DATED: 06/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Tissiman house

ADDRESS 37 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Bungalow

PHYSICAL DESCRIPTION

A single-storey dwelling with a square footprint and pyramidal roof. Casement and fanlight type fenestration. Deck on south-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the south side of Winchester Street, in the block bounded by Dublin Street in the west and Canterbury Street in the east. The road boundary is marked by a corrugated iron fence and vegetation; there is pedestrian only access to the site. The house can be seen from London Street.

MATERIALS/STRUCTURE

Timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A mid-century dwelling that contributes to the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1114
*DWELLING AND SETTING – 38 WINCHESTER STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY 2013

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.

38 Winchester Street has historical and social significance as a turn of the century house associated with former Lyttelton Town Clerk George Lewin and the Returned Serviceman's Association (RSA).

George Lewin was born in Lyttelton in 1867 to harbour pilot Captain John Lewin. He worked initially as a journalist, serving as correspondent for the Lyttelton Times. Lewin began working for the Lyttelton Borough Council in 1896 and was appointed Town Clerk in 1899. In 1900 he purchased the site of 38 Winchester Street, and built the dwelling shortly after. The villa remained Lewin's home until 1911 when he was appointed Dunedin's Town Clerk. He then sold the property to shipping clerk John Eli Wilson.

In 1930 38 Winchester Street was purchased by plumber William Carson and his wife Laura. After William died in 1946, Laura rented rooms to District Nurse, Nurse Schen. In 1964 Mrs Carson sold the property to the Lyttelton RSA. The RSA was founded on a national basis in 1916 to advocate for and support soldiers returning (initially) from the First World War. An important element of support provision was the establishment of clubrooms where former soldiers could gather and relax. The Winchester Street house served as Lyttelton's RSA clubrooms for nearly forty years until declining membership forced a sale in 2001. 38 Winchester Street was then purchased by a development company who applied for consent

to demolish the building. There was considerable opposition in Lyttelton to the application and the consent was declined. The property was sold again in 2003, and has since been subdivided with a new house constructed to the rear.

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.

38 Winchester Street has cultural significance for its ability to demonstrate aspects of the way of life of a professional Lyttelton resident in the early twentieth century, and cultural and spiritual significance for its association with the RSA. The members of the RSA shared a close and exclusive bond forged in the extra-ordinary experience of warfare. In addition to advocating for and supporting former soldiers, the RSA has also played a central role in safeguarding the memory of those who did not return.

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.

38 Winchester Street has architectural and aesthetic significance as an example of a single-storey square-plan timber villa from the early twentieth century, designed and constructed by prominent local building firm Hollis and Brown.

The house was built for George Lewin by Hollis and Brown in 1900. The firm was also responsible for the former Kilwinning Lodge on Canterbury Street, the former Catholic Presbytery in Exeter Street and many other residential and commercial buildings in Lyttelton.

The house is in most regards a typical square-plan villa, although the room at the north-west corner has been extended out to form a bay. It is not clear if this was part of the original plan. The house's front elevation has two box bay windows framing a distinctive trapezoid porch with decorative cast iron and a triangular pediment. There is also a row of modillions immediately below the eaves. The interior was altered in the 1960s to accommodate the needs of the RSA. Further internal alterations were executed in 2005. Internally the original layout is still visible in retained elements, such as returns showing where walls were previously. The glazed doors inserted by the RSA have been replaced with a replica of the original front door. In 2012 the original sashes were replaced with double glazed timber windows with outwards top-opening lights.

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.

38 Winchester Street has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials at the turn of the century. The cast iron fringe on the porch is particularly noteworthy.

CONTEXTUAL SIGNIFICANCE

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

38 Winchester Street has contextual significance as one of a cluster of timber dwellings, dating from the nineteenth and early twentieth centuries that form part of Winchester Street's historic streetscape. The setting of 38 Winchester Street consists of the immediate land parcel, a small subdivided section. The house retains a front garden, but has no side or rear grounds. An original wall borders 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.

38 Winchester Street and its setting are of archaeological significance because they have the ability 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. Research to date does not indicate if there were buildings on the site before the existing house.

ASSESSMENT STATEMENT

39 Winchester Street and its setting are of overall significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as a turn of the century house associated with former Lyttelton Town Clerk George Lewin and the Returned Serviceman's Association (RSA). The dwelling has cultural significance for its ability to demonstrate aspects of the way of life of a professional Lyttelton resident in the early twentieth century, and cultural and spiritual significance for its association with the RSA. The dwelling has architectural and aesthetic significance as an example of a single-storey square-plan timber villa from the early twentieth century, designed and constructed by prominent local building firm Hollis and Brown. The dwelling has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials at the turn of the century. The dwelling has contextual significance as one of a cluster of timber dwellings, dating from the nineteenth and early twentieth centuries, which form part of Winchester Street's historic streetscape. The dwelling and its setting are of archaeological significance because they have the ability 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. Research to date does not indicate if there were buildings on the site before the existing house.

REFERENCES:

Christchurch City Council, *Heritage File, 38 Winchester Street*

Daisley, Simon, *Background Information Listed Heritage Place, 38 Winchester Street - 2013*

REPORT DATED: 04/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 38A Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 2000s

STYLE

Contemporary modern

PHYSICAL DESCRIPTION

A multi-level dwelling with an H-shaped footprint and gabled roof forms. Concrete steps and block walls, twin gable ends flank central entry. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is located on a back section on the north side of Winchester Street. A driveway running along the eastern boundary of 38 Winchester Street provides access to the site.

MATERIALS/STRUCTURE

Corrugated steel.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house on a section that was created by subdivision in c.2006.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1188
*DWELLING AND SETTING – 39 WINCHESTER STREET,
LYTTELTON***



PHOTOGRAPH: SIMON DAISLEY 2013

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.

39 Winchester Street has historical and social significance as a modest late nineteenth century home, and for its associations with the owners and licensees of the adjacent former Cambridge Hotel, particularly mariner Captain Patrick McConville.

In c1872 the Duke of Cambridge Hotel (later the Cambridge Hotel) opened at the corner of Winchester and Dublin Streets. In 1877 Patrick Barry became licensee, purchasing the freehold of the property three years later. In 1882 Barry rebuilt the hotel and added an adjacent 'private cottage residence' (now 39 Winchester Street) for his family. Within a couple of years Barry was confined to Sunnyside Lunatic Asylum. The freehold of his hotel was purchased by Captain Patrick McConville in 1888. After a very brief period as licensee, McConville let the hotel until the license was declined in 1894 as part of the so-called 'general reduction' of that time. The hotel was not permitted to reopen and by the turn of the century had been converted into a general store.

Patrick McConville settled in Lyttelton in the mid-1870s and apart from short stints at the Cambridge Hotel and farming in Marshlands remained active in the coastal trade for over thirty years. In 1892 he became master of the steamer John Anderson, which serviced Banks Peninsula. He died suddenly aboard the vessel in Port Levy in 1906.

Between 1894 and 1920 the McConville family appear to have let the cottage at 39 Winchester Street. About 1920 they defaulted on the mortgage that Captain McConville had originally drawn in 1888 to purchase the larger property. The mortgagee, The Lyttelton Permanent Land, Building and Investment Society, subdivided the former hotel, the cottage and the section at 37 Winchester Street into three separate lots. The cottage and section (lots 2 & 3) were sold to (retired) mariner Alfred Varney in 1925. Varney lived nearby on London Street, and let 39 Winchester Street to tenants. In 1930 he transferred both lots to his daughter Ellen Benn. Later the same year Benn also purchased the narrow strip to the west of her cottage. In 1945 Benn sold the cottage (lot 2, its present section) to Mary Anderson. The cottage has changed hands regularly in the seventy years since. Most of its occupants have been workers in the port. The building sustained some damage in the Canterbury Earthquakes of 2010-2011.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

39 Winchester Street has cultural significance for its ability to demonstrate the way of life of the citizens of Lyttelton in the late nineteenth century, particularly that of a publican.

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.

39 Winchester Street has architectural and aesthetic significance as an early bay villa, dating from the period in which Carpenter Gothic transitioned into the more Italianate-style villa as the predominant house type.

The dwelling was constructed in 1882 for the publican of the adjacent Cambridge Hotel, Patrick Barry, by contractors Sutton and Weastell. The front of the house is clad in rusticated weatherboard and features two triple-sash windows and fretted barges and verandah brackets. The veranda has been partly enclosed. At some point (possibly as late as the 1930s), the alleyway between the cottage and the former hotel was enclosed and the space incorporated into the cottage. This alley is covered with an additional half-gable and a fretted barge to match the original cottage. The dwelling was later enlarged by the addition of a basement level. In 2002 major internal alterations were made, including the removal of parts of some internal walls. Moderate damage was sustained in the Canterbury Earthquakes of 2010-2011. The central chimney was subsequently removed and replaced with a metal flue.

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.

39 Winchester Street has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials in Lyttelton in the late nineteenth century.

CONTEXTUAL SIGNIFICANCE

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

39 Winchester Street has contextual significance as part of the heritage streetscape of both Winchester and Dublin Streets, which together contain a number of nineteenth and early twentieth century dwellings of a variety of eras and scales. The setting of 39 Winchester Street consists of its immediate land parcel. This is a long narrow 'L' shaped section that descends to the south. The dwelling is located on and extending across the street frontage, leaving only a narrow alley on the eastern boundary to give access to the established back garden.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

39 Winchester Street and its setting are of archaeological significance because they have the ability 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. Research to date does not indicate if there were earlier structures on the site.

ASSESSMENT STATEMENT

39 Winchester Street and its setting are of overall significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as a modest late nineteenth century home, and for its associations with the owners and licensees of the adjacent former Cambridge Hotel, particularly mariner Captain Patrick McConville. The dwelling has cultural significance for its ability to demonstrate the way of life of Lyttelton residents in the late nineteenth century. The dwelling has architectural and aesthetic significance as an early bay villa, dating from the period in which Carpenter Gothic dwellings gave way to Italianate-style villas as the predominant house type. The dwelling has technological and craftsmanship significance for its ability to demonstrate construction methods and the use of materials in Lyttelton in the late nineteenth century. The dwelling has contextual significance as part of the heritage streetscape of both Winchester and Dublin Streets, which together contain a number of nineteenth and early twentieth century dwellings of a variety of eras and scales. The dwelling and its setting are of archaeological significance because they have the ability 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. Research to date does not indicate if there were earlier structures on the site.

REFERENCES:

Christchurch City Council, *Heritage File, 39 Winchester Street*

Daisley, Simon, *Background Information Listed Heritage Place, 39 Winchester Street – 2013*

REPORT DATED: 05/03/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Methodist Church / Lyttelton Community Church

ADDRESS 40 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1958

STYLE

Modern Gothic Revival

PHYSICAL DESCRIPTION

A single-storey building with a rectangular footprint and gabled roof. Gabled entrance porch on east elevation, flat roofed vestry at the rear (north). Exposed rafters, large window incorporating stained glass window in south wall.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the north side of Winchester Street, in the block bordered by Dublin Street to the west and Canterbury Street to the east. The road boundary is marked by a concrete block wall and metal gates for vehicles and pedestrians.

MATERIALS/STRUCTURE

Concrete block, slate.

ALTERATIONS

Boundary wall replaced (later 2010s).

RATING

Contributory

REASON FOR RATING

The only church of the four that stood in Winchester Street before the Canterbury earthquakes to have survived in situ. The building contributes to the historic, architectural, cultural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The site has been occupied by a church since 1866. The Methodist Church, which had been moved from Norwich Quay in 1866, was demolished in 1958 and replaced by the current building. The memorial window, the organ and roofing slate was reused in the new church.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Thompson's store

ADDRESS 41 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1937

STYLE

Vernacular

PHYSICAL DESCRIPTION

A multi-level building with an L-shaped footprint and hipped roof forms. The building is connected on the east wall to the house at 39 Winchester Street. Inset porch with main entry off Winchester Street; door has side and fanlights. Four-light sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building stands on the south side of Winchester Street and occupies almost the full land parcel that is bordered to the west by Dublin Street. The building is built to the road boundaries; a picket fence serves as balustrading for the veranda on the Winchester Street elevation.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

House conversion (date unknown). Garage installed at east end of north elevation (pre-2008).

RATING

Contributory

REASON FOR RATING

A converted interwar commercial building that contributes to the historic, architectural and contextual values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. By 1869 there was a hotel at the corner of Winchester and Dublin Streets. In 1877 Patrick Barry became licensee of the Cambridge Hotel (known as the Duke of Cambridge until 1872), purchasing the freehold of the property three years later. In 1882 Barry remodelled the hotel, then a two-storey building and added an adjacent 'private cottage residence' (now 39 Winchester Street) for his family. Within a couple of years Barry was confined to Sunnyside Lunatic Asylum; the freehold of his hotel was purchased by Captain Patrick McConville in 1888. After a very brief period as licensee, McConville let the hotel until the license was declined in 1894. The hotel later became a general store, which was being run by TB Thompson & Co. when, in January 1937, it was gutted by fire. The store was quickly rebuilt and has been in residential use for some time.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 August 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 42 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 2010s

STYLE

Neo-colonial

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and gabled roof; which is chamfered at north-east corner. Flat-roofed veranda on east elevation; south elevation has circular window in gable end. Casement windows and glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Winchester Street near its intersection with Dublin Street. The house is positioned close by the south-west corner of the lot and the road boundary is marked by a paling fence.

MATERIALS/STRUCTURE

Timber, corrugated steel.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern building replacing an earlier dwelling on the site.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Turner house
ADDRESS 42A Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1870s

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

A small, single-storey dwelling with a rectangular footprint and double-gable roof. Roof extends to form veranda on principal, south-facing elevation. Central entry with fanlight is flanked by double-hung sash windows. Decorative veranda brackets, modern timber railing balustrade, glazed French doors and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on a rear lot on the north side of Winchester Street; Dublin Street is to the west. Access is via a driveway that runs through the neighbouring property (42 Winchester Street).

MATERIALS/STRUCTURE

Timber, decramastic tiles.

ALTERATIONS

Carport attached to east wall (c.1970). Reroofed (1970s?).

RATING

Defining

REASON FOR RATING

A slightly modified colonial cottage that upholds the historic and architectural values of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. The first title to this property was issued to William Henry Turner (died 1903), a railway employee, in 1894. Turner, who had previously lived in Ticehurst Terrace and Jacksons Road, was a former mariner and was resident in Lyttelton by 1870, if not earlier. He married Mary Ann Wells in 1856 and the couple had six children. The cottage remained in Turner family ownership until 1916, when it was transferred to William Carson, a local plumber. Since 1947 the property has passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

17 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 44 Winchester Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 1970s?

STYLE

Contemporary vernacular

PHYSICAL DESCRIPTION

A two-storey dwelling with an irregular rectangular footprint and gabled roof. Veranda on south elevation; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling stands on the north side of Winchester Street; Dublin Street is to the west. The building is set back from the road boundary, which is marked by a metal picket fence.

MATERIALS/STRUCTURE

Timber, plaster/cement board [?], corrugated metal.

ALTERATIONS

Unknown.

RATING

Neutral

REASON FOR RATING

A modern building on the former site of St John's Presbyterian Church (1864).

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

16 November 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 766
*DWELLING AND SETTING – 62 LONDON STREET, LYTTELTON***



PHOTOGRAPH : BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The dwelling and setting, known as Grubb Cottage, has high historical and social significance as an early surviving building from the mid-19th century and for its association with prominent early Lyttelton settler John Grubb and his family over a period of 110 years. Grubb arrived in New Zealand in 1847 as a ship's carpenter and decided to stay. In 1849 he joined up with Robert and Magnus Allan and their team to build the first jetty in Lyttelton, which was completed in 1850. Grubb played an important role in the early history of Canterbury's shipbuilding, ship-owning and construction industries. Grubb's enterprise began with the construction of the Heathcote ferry. In partnership with George Marshall he built other ships and then began trading to Wellington. He and his sons eventually owned a number of vessels trading out of Lyttelton. In 1856 Grubb resumed his partnership with the Allan brothers, and in 1858 they extended Peacock's Wharf. In 1876 Grubb built his last major project before retirement, the 26 tonne *Agnes*.

Grubb was able to purchase Town Section 45 on London St in July 1851. This was the first section sold by the Canterbury Association after balloted sections were allocated. Within a short period, the family had moved into a partly completed dwelling constructed by Grubb on the new site. This original cottage remains as the rear portion of Grubb Cottage. An extension was added to the house in the 1860s. Grubb was a prominent early citizen in Canterbury, a member of the early Lyttelton Borough Council, a founding member of the Kilwinning Masonic Lodge and in conjuncture with the Deans family of Riccarton instrumental in establishing St Andrews Church in Christchurch.

John Grubb died in 1900 and his son James continued to live in the house, becoming Mayor of Lyttelton in 1902. Members of the Grubb family continued to live in the cottage until 1961. The cottage was uninhabited from this time which resulted in the retention of a considerable amount of heritage fabric and archaeological material at the site.

Its sale in the early 21st century provided a rare opportunity to conserve a snapshot of social and cultural history, and provide evidence of the early period of the settlement of Canterbury. It is currently owned by Christchurch City Council and leased to the Grubb Cottage Trust, who are working with the Lyttelton Museum Trust to allow public access as an interpretation/heritage site every Saturday and on special occasions with a view to changing the use of the cottage to a museum/ interpretation/ education centre.

Prior to the Canterbury earthquakes extensive restoration and conservation work was carried out on Grubb Cottage.

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.

62 London Street has high cultural significance as it demonstrates the characteristics of the way of life in the colonial period in Banks Peninsula during the 19th century. It also has cultural value as a representation of generational occupation by the same family. It has cultural and spiritual significance to the local community for its representation of a colonial life and that of a particular early European local family this being demonstrated by the community will to preserve the cottage.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The dwelling has high architectural and aesthetic significance as one of the earliest surviving non-prefabricated dwellings in Christchurch and for its retention of materials and form from the mid-19th century and later. Research to date suggests that the rear portion of the dwelling dates from 1851 and is one of the oldest non-prefabricated workers dwellings in Christchurch. It is a simple early colonial structure. This section of the building is a good example of a simple, working family's dwelling during the early years of the Canterbury settlement. A two up, two down arrangement, the kitchen and living room are on the ground floor and two attic bedrooms upstairs in the high-pitched roof. This original structure faced towards the east and had a central door flanked by two windows.

This section of the building has been altered over time. A lean-to, intended as an indoor bathroom, has been added; the pit-sawn weatherboards on the lower half of the western walls have been removed and replaced with corrugated iron, and two chimneys on the northern and western walls have been removed. There is now a skylight on the western side

of the corrugated iron roof and a sash window in the upper storey of the north-facing gable. The building has been re-piled and the downstairs floor replaced.

An addition built to face the London Street frontage was added between 1864-68. While the addition conceals the original cottage from the road, it has not altered its design or layout to any extent. This later addition which gives it its traditional colonial cottage aesthetic includes a front door centrally located between two six-paned windows and a bull nose verandah extending along the front with simple curved brackets on each of the verandah posts. A large triangular gable with a central sash window rises above the verandah from the corrugated iron roof. The gable originally had decorative bargeboards in simple, scalloped fretwork design which were later removed and stored in the cottage, but are now lost. They were replicated from the photographs and reinstated. There are three bedrooms on the upper storey, and two alcoves to hold washstands alongside the passage joining it to the earlier cottage. On the ground floor is a central passageway flanked on the west by a sitting room with a fireplace, and another bedroom on the east. Remarkably, this part of the building seems to have undergone very little change in the intervening one hundred and forty years. Materials used in the construction are rimu and matai

Internally the house retains early examples of wall coverings, including newspaper, multiple layers of papers from different eras over original hessian scrim and silk ribbon and a number of examples of early linoleum floor coverings. In addition the early, original electrical conduits and switches remain in situ. Unusually the building still retains its original 1860s chimney, post earthquakes.

In addition there are rare surviving outbuildings consisting of a timber outhouse and a corrugated iron wood shed and laundry/washroom and the positioning of these in conjunction with the pathways suggests a direct link with the original dwelling form.

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.

62 London Street has high technological and craftsmanship significance for its ability to demonstrate construction techniques used in the early days of 19th century European settlement in Lyttelton, notably the use of square headed nails, short run iron roofing and pit sawn and hand adzed timber weatherboards. The wall coverings remaining from the 1890s until the 1930s also have high significance as do the original electrical fittings.

CONTEXTUAL SIGNIFICANCE

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

The dwelling and setting has high contextual significance through its relationship with other pre-1900 cottages in London Street, more particularly nos. 64 and 66. In association with these two properties Grubb Cottage forms part of a small precinct of buildings that are directly connected through being constructed and owned by John Grubb. They form an important part of the historic streetscape of London 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 its setting are of archaeological significance because they have provided archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The dwelling being uninhabited from the 1960s resulted in the retention of a considerable amount of heritage fabric and archaeological material at the site during recent conservation work at the site.

ASSESSMENT STATEMENT

The dwelling and setting at 62 London Street has high heritage significance to Christchurch and Banks Peninsula as one of the earliest surviving non-prefabricated dwellings in Christchurch. It has high historical and social significance as a mid-19th century dwelling in near original condition and for its association with prominent early Lyttelton settler John Grubb and his family over a period of 110 years. It has high cultural significance as it demonstrates the characteristics of the way of life in the colonial period and has cultural value as a representation of generational occupation by the same family. It has cultural and spiritual significance to the local community for its representation of a colonial life and that of a particular early European local family this being demonstrated by the community will to preserve the cottage. The dwelling has high architectural and aesthetic significance as one of the earliest surviving dwellings in Lyttelton and for its retention of materials and form from the mid-19th century and later. It has high technological and craftsmanship significance for its ability to demonstrate construction techniques and use of materials during the European settlement in Lyttelton. 62 London Street has high contextual significance through its relationship with other pre-1900 cottages in London Street, more particularly nos. 64 and 66 London Street which together form part of a small precinct of buildings that are directly connected through being constructed and owned by John Grubb. The dwelling and its setting are of archaeological significance because they have provided archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

Ross Amanda, *Statement of Significance, Grubb Cottage, 62 London Street*, 2006
Wright, Gareth, *Background Information Listed Heritage Place, Houses, 64 & 66 London St, Lyttelton*, 2008.
Grubb Cottage Conservation Plan 2010

REPORT DATED: 20/06/2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1119
*DWELLING AND SETTING – 64 LONDON STREET, LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

64 London Street has historical and social significance as a colonial cottage that is associated with the Grubb and Radcliffe families. John Grubb (1817-98) arrived in New Zealand in 1847 as a ship's carpenter and decided to stay. In 1849 he joined Robert and Magnus Allan and their team to build the first jetty in Lyttelton, which was completed in 1850. Grubb played an important role in the early development of Canterbury's shipbuilding, shipping and construction industries. Grubb's enterprise began with the construction of the Heathcote ferry. In partnership with George Marshall he built other ships and then began trading to Wellington. He and his sons eventually owned a number of vessels trading out of Lyttelton. In 1856 Grubb resumed his partnership with the Allan brothers and in 1858 they extended Peacock's Wharf. In 1876 Grubb built his last major project before retirement, the 26 tonne *Agnes*. Grubb was also a prominent early citizen in Canterbury serving as a

member of Lyttelton Borough Council for many years as well as being involved in the Masons.

In 1853 Grubb purchased Town Section 46 next to Town Section 45, which he already owned and where he had built his house. Research to date suggests that Grubb built 64 London Street in c. 1870. The cottage was rented out to a variety of tenants for its first 30 years and when Grubb died in 1898 he left 64 London Street to his son John. John Grubb junior was living in Auckland at the time and in 1900 he sold 64 London Street to Thomas Radcliffe. Radcliffe was a farmer who had spent a number of years looking after a dairy herd in Port Levy before buying a block at Allendale in 1888 and growing fruit. After Thomas Radcliffe's death in 1927, 64 London Street was sold to John Grubb, grandson of John Grubb who built the cottage. The cottage remained in his family until it was sold in 1940. The cottage has passed through several owners since and has undergone various alterations.

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.

64 London Street has cultural significance as it demonstrates the characteristics of the way of life of its former residents, whether tenant or owner, during the 19th century.

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.

64 London Street has architectural and aesthetic significance as an example of a small, saltbox style colonial cottage, which has been extended over time. The cottage was originally a rectangular timber structure with a short run iron roof and a street front veranda. It has a central front door flanked by sash windows with a mix of other window types elsewhere in the cottage. There is a lean-to extension to the rear. Alterations have included an internal bathroom, the creation of an open plan kitchen and living space and roofing in decramastic tiles over the original corrugated iron roof.

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.

64 London Street has technological and craftsmanship significance for its ability to demonstrate construction techniques used in the early period of European settlement in Lyttelton

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.

64 London Street and its setting has high contextual significance through its relationship with other pre-1900 cottages in London Street, particularly nos. 62 and 66. In association with these two properties 64 London Street forms part of a small precinct of buildings that are directly connected through being constructed and owned by John Grubb. They form an important part of the historic streetscape of London Street.

The setting consists of the immediate land parcel, on which the house extends almost the full width of the narrow, rectangular property. The cottage is set back slightly from the roadway, as is its neighbour at 66 London Street, which allows for a small cottage garden behind an ornamental iron fence and hedging. At the rear of the cottage the garden extends back to the original parcel boundary, sharing its side boundary fences with the listed cottages at Nos. 62 and 66.

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.

64 London 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.

ASSESSMENT STATEMENT

64 London Street and setting has overall significance to Banks Peninsula and Christchurch. The cottage has historical and social significance as a colonial cottage associated with prominent early Lyttelton settler John Grubb and his family. The building has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance as an example of a small vernacular cottage, which has been altered a little over the years. 64 London Street has technological and craftsmanship significance for its ability to demonstrate construction techniques used during Lyttelton's colonial period, and it has high contextual significance through its relationship with other pre-1900 cottages in London Street, particularly Nos. 62 and 66, which were also built by John Grubb. The cottage has archaeological significance in view of the date of its construction and close proximity to the former Grubb Cottage at 62 London Street, which dates from 1851.

REFERENCES:

Wright, Gareth, *Background Information Listed Heritage Place, Houses, 64 & 66 London St, Lyttelton*, 2008.

<http://my.christchurchcitylibraries.com/john-grubb-1817-1898/>

<http://www.heritage.org.nz/the-list/details/7370> [Grubb Cottage]

REPORT DATED: 27/02/2015

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PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1118
*DWELLING AND SETTING – 66 LONDON STREET, LYTTELTON***



PHOTOGRAPH: BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

66 London Street has historical and social significance as a colonial cottage that is associated with the Grubb and Page families. John Grubb (1817-98) arrived in New Zealand in 1847 as a ship's carpenter and decided to stay. In 1849 he joined Robert and Magnus Allan and their team to build the first jetty in Lyttelton, which was completed in 1850. Grubb played an important role in the early development of Canterbury's shipbuilding, shipping and construction industries. Grubb's enterprise began with the construction of the Heathcote ferry. In partnership with George Marshall he built other ships and then began trading to Wellington. He and his sons eventually owned a number of vessels trading out of Lyttelton. In 1856 Grubb resumed his partnership with the Allan brothers and in 1858 they extended Peacock's Wharf. In 1876 Grubb built his last major project before retirement, the 26 tonne *Agnes*. Grubb was also a prominent early citizen in Canterbury serving as a member of Lyttelton Borough Council for many years as well as being involved in the Masons.

In 1853 Grubb purchased Town Section 46 adjacent to Town Section 45 which he already owned and where he built his own house. Research to date suggests that Grubb built 66 London Street in c. 1870. The cottage was rented out to a variety of tenants for its first 30 years and when Grubb died in 1898 his will stated that 66 London Street was to be sold with the proceeds divided amongst his six children. The cottage was sold to Lyttelton butcher David Joseph Page in 1899. Page was in business with his brothers on a site further east on London Street. Page let the cottage in the early 20th century when he set up in business as a coal and firewood merchant on Norwich Quay and moved in above his shop. He was the father of Frederick Page, noted professor of music at Victoria University who was the husband of well-known New Zealand painter Evelyn Page.

David Page sold 66 London Street in 1924 to James Radcliffe. Current research suggests that Radcliffe was related to Thomas Radcliffe who owned 64 London Street, and that he let 66 London Street, rather than live in it himself. It was inherited by Douglas Radcliffe in 1939, who owned the cottage until 1947. Since then the cottage has had several owners and has undergone some alterations.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

66 London Street has cultural significance as it demonstrates the characteristics of the way of life of its former residents, whether tenant or owner, during the 19th century.

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.

66 London Street has architectural and aesthetic significance as an example of a small, saltbox style colonial cottage, which has been altered over time. Originally a small rectangular timber cottage with short-run iron roofing, alterations have included new windows on either side of the front door in the second half of the 20th century, a replacement veranda and internal alterations. It still retains its original scale.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

66 London Street has technological and craftsmanship significance for its ability to demonstrate construction techniques used in the early period of European settlement in Lyttelton

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.

66 London Street and its setting has high contextual significance through its relationship with other pre-1900 cottages in London Street, more particularly nos. 62 and 64. In association with these two properties 66 London Street forms part of a small precinct of buildings that are directly connected through being constructed and owned by John Grubb. They form an important part of the historic streetscape of London Street.

The setting consists of the immediate land parcel, on which the house extends almost the full width of the narrow, rectangular property. The cottage is set back slightly from the roadway, as is its neighbour at 64 London Street, which allows for a small cottage garden behind an ornamental picket fence and standard roses. At the rear of the cottage the garden extends back to the original parcel boundary, sharing its east boundary fence with the listed cottage at No. 64.

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.

66 London 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.

ASSESSMENT STATEMENT

66 London Street and setting has overall significance to Banks Peninsula and Christchurch. The cottage has historical and social significance as a colonial cottage associated with prominent early Lyttelton settler John Grubb and his family. The building has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance as an example of a small vernacular cottage, altered over time. 66 London Street has technological and craftsmanship significance for its ability to demonstrate construction techniques used during Lyttelton's colonial period, and it has high contextual significance through its relationship with other pre-1900 cottages in London Street, particularly Nos. 62 and 64, which were also built by John Grubb. The cottage has archaeological significance in view of the date of its construction and close proximity to the former Grubb Cottage at 62 London Street, which dates from 1851.

REFERENCES:

Wright, Gareth, *Background Information Listed Heritage Place, Houses, 66 & 66 London St, Lyttelton*, 2008.

<http://my.christchurchcitylibraries.com/john-grubb-1817-1898/>

<http://www.heritage.org.nz/the-list/details/7370> [Grubb Cottage]

REPORT DATED: 27 FEBRUARY 2015

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PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 1/80 London Street
 Lyttelton

PHOTO



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

STYLE

Post-Modern

PHYSICAL DESCRIPTION

Two-and-a-half storey townhouse with rectangular footprint and gabled roof. Casement windows, shed dormer on south roof, balcony deck on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is one of four that are located on a triangular site formed by the intersection of Coleridge Terrace and London Street. A combination of scoria, brick and pipe and pier fencing and/or retaining walls border the lot.

MATERIALS/STRUCTURE

Corrugated metal, timber and aluminium joinery.

ALTERATIONS

Demolition/removal of earlier dwelling on the lot, which was located on the London Street frontage (c.1990).

RATING

Neutral

REASON FOR RATING

Late 20th century response to colonial vernacular dwellings of the town.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 2/80 London Street
 Lyttelton

PHOTO



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

STYLE

Post-Modern

PHYSICAL DESCRIPTION

Two-storey townhouse with irregular L-shaped footprint and gabled and lean-to roof forms. Casement windows, first floor balcony on south elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is one of four that are located on a triangular site formed by the intersection of Coleridge Terrace and London Street. A combination of scoria, brick and pipe and pier fencing and/or retaining walls border the lot.

MATERIALS/STRUCTURE

Corrugated metal, timber and aluminium joinery.

ALTERATIONS

Demolition/removal of earlier dwelling on the lot, which was located on the London Street frontage (c.1990).

RATING

Neutral

REASON FOR RATING

Late 20th century response to colonial vernacular dwellings of the town.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 3/80 London Street
 Lyttelton

PHOTO



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

STYLE

Post-Modern

PHYSICAL DESCRIPTION

Two-storey townhouse with T-shaped footprint and gabled and flat roof forms. Casement windows, deck and first floor balcony on south elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is one of four that are located on a triangular site formed by the intersection of Coleridge Terrace and London Street. A combination of scoria, brick and pipe and pier fencing and/or retaining walls border the lot.

MATERIALS/STRUCTURE

Corrugated metal, timber and aluminium joinery.

ALTERATIONS

Demolition/removal of earlier dwelling on the lot, which was located on the London Street frontage (c.1990).

RATING

Neutral

REASON FOR RATING

Late 20th century response to colonial vernacular dwellings of the town.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 4/80 London Street
 Lyttelton

PHOTO



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

STYLE

Post-Modern

PHYSICAL DESCRIPTION

Two-storey townhouse with T-shaped footprint and gabled and flat roof forms. Casement windows, balcony deck atop west wing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is one of four that are located on a triangular site formed by the intersection of Coleridge Terrace and London Street. A combination of scoria, brick and pipe and pier fencing and/or retaining walls border the lot.

MATERIALS/STRUCTURE

Corrugated metal, timber and aluminium joinery.

ALTERATIONS

Demolition/removal of earlier dwelling on the lot, which was located on the London Street frontage (c.1990).

RATING

Neutral

REASON FOR RATING

Late 20th century response to colonial vernacular dwellings of the town.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

John Wilson 'Banks Peninsula Contextual Historical Overview and Thematic Framework' (CCC, June 2014).

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at <https://www.kahurumanu.co.nz/atlas>
Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Nurse Cornish's Nursing Home

ADDRESS 83 London Street

Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Two-storey villa

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint, hipped roof and rear (south) lean-to. Paired eaves brackets, principal windows have decorative architraves; double-hung sash and casement windows. Panelled entrance door has fanlight.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies the full width of its narrow lot on the south side of London Street; the intersection with Dublin Street is to the east.

MATERIALS/STRUCTURE

Timber, asbestos-cement weatherboards, decramastic roofing.

ALTERATIONS

Reclad and reroofed; garage installed on ground floor (1970s?).

RATING

Contributory

REASON FOR RATING

Modified house that contributes to the historic and architectural values of London Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. In the late 1910s and 1920s the building was used as a maternity home by Emily Cornish; the Cornish family having lived in the house since the early 20th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Geayley house

ADDRESS 85 London Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Late 19th century?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half storey cottage with L-shaped footprint and gabled roof forms. Gabled dormers; sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies the full width of its narrow lot on the south side of London Street; the intersection with Dublin Street is to the east. The road boundary is marked by a paling fence and the end wall of an attached garage.

MATERIALS/STRUCTURE

Timber, corrugated metal, decramastic roofing.

ALTERATIONS

Reclad and reroofed, garage erected in front yard (1970s?).

RATING

Contributory

REASON FOR RATING

Modified house that contributes to the historic and architectural values of London Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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CONTEXTUAL SIGNIFICANCE

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ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

REFERENCES

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REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 87 London Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 th century?

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half storey cottage with rectangular footprint and saltbox roof. Gabled dormers, straight veranda with cast-iron lacework valance; casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies almost the full width of its narrow lot on the south side of London Street; the intersection with Dublin Street is to the east. The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, asbestos-cement weatherboards, decramastic roofing.

ALTERATIONS

Reclad and reroofed & windows replaced (1970s?).

RATING

Contributory

REASON FOR RATING

Modified house that contributes to the historic and architectural values of London Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Hawkins / Haydon house

ADDRESS 89 London Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

ARCHITECT/DESIGNER

DATE OF CONSTRUCTION

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half storey cottage with rectangular footprint and saltbox roof. Gabled dormers, straight veranda carried on simple posts; double-hung sash and casement windows. Chicago type windows on principal (north) elevation; side entry.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies almost the full width of its narrow lot on the south side of London Street; the intersection with Dublin Street is to the east. The road boundary is marked by a picket fence.

MATERIALS/STRUCTURE

Timber, decramastic & corrugated metal roofing.

ALTERATIONS

Reroofed (1970s?).

RATING

Defining

REASON FOR RATING

Slightly modified house, very similar to those at 85 and 87 London Street, which contributes to the historic and architectural values of London Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day. Mary Ann (nee Wheeler) and Harvey Hawkins (1830-1911), a merchant, were resident in London Street by 1868. The couple had six children and in 1880 the family relocated to Godley House in Diamond Harbour. Selina and Robert Haydon, the latter a ballastman, held the London Street property between 1888 and 1905; in that year, following subdivision of the property, a new title was issued to Robert Haydon, a local labourer. Haydon transferred the subject lot to Joseph Torrens, also a labourer, in 1910. In 1916 George Adams, a seaman, became the owner; Alice and William Muir, a butcher, were the owners between 1923 and 1929. The house has passed through a number of hands since 1929 and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwellings in this area have architectural and aesthetic value related to their style and typology. Vernacular styles predominate and the typically modest size and scale of the houses creates a sense of consistency and is expressive of the social history of the township. Although the loss of a number of public, ecclesiastical and commercial buildings following the Canterbury earthquakes changed the appearance of the town centre, Lyttelton's historic houses have generally retained a high level of authenticity.

CONTEXTUAL SIGNIFICANCE

The contextual values of the area arise from the interaction between the colonial grid of the principal streets and the topography of the township on the southern flank of the Port Hills. The steeply sloping terrain creates a high level of visual connectivity between residential properties and their wider setting.

ARCHAEOLOGICAL SIGNIFICANCE

As development has occurred in the area since the mid-19th century, the area has potential archaeological values relating to its historic use and occupation.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The craftsmanship of the buildings in the area is generally typical of the period in which they were built.

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Heritage New Zealand Pouhere Taonga 'Lyttelton Township Historic Area' registration report, 2009.

<https://collection.canterburymuseum.com/objects/712010/macdonald-dictionary-record-harvey-hawkins>

REPORT COMPLETED

21 October 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
LYTTELTON RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cottage
ADDRESS 91 London Street
Lyttelton

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Late 19 th century?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Two-storey cottage with rectangular footprint and gabled roof. Roof extends to form veranda over main entry with fanlight on north elevation. Multi-pane casement windows; first floor balcony on south elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house stands on the south side of London Street, the intersection with Coleridge Terrace, Hawkhurst Road and Bridle Path is to the west. The building is set down slightly below the level of the road; the lot boundary being marked by varied fencing: pickets, pipe railings and corrugated metal sheets.

MATERIALS/STRUCTURE

Timber, corrugated metal, aluminium joinery.

ALTERATIONS

Garage added to east elevation, gable ends reclad, windows replaced (1980s?).

RATING

Contributory

REASON FOR RATING

A modified cottage that contributes to the historic and architectural values of London Street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The houses in this area chronicle the history of residential development in Lyttelton from the mid-19th century until the present day.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The area has cultural value as a demonstration of the way of life of past and present residents and for the esteem in which it is held by members of the community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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