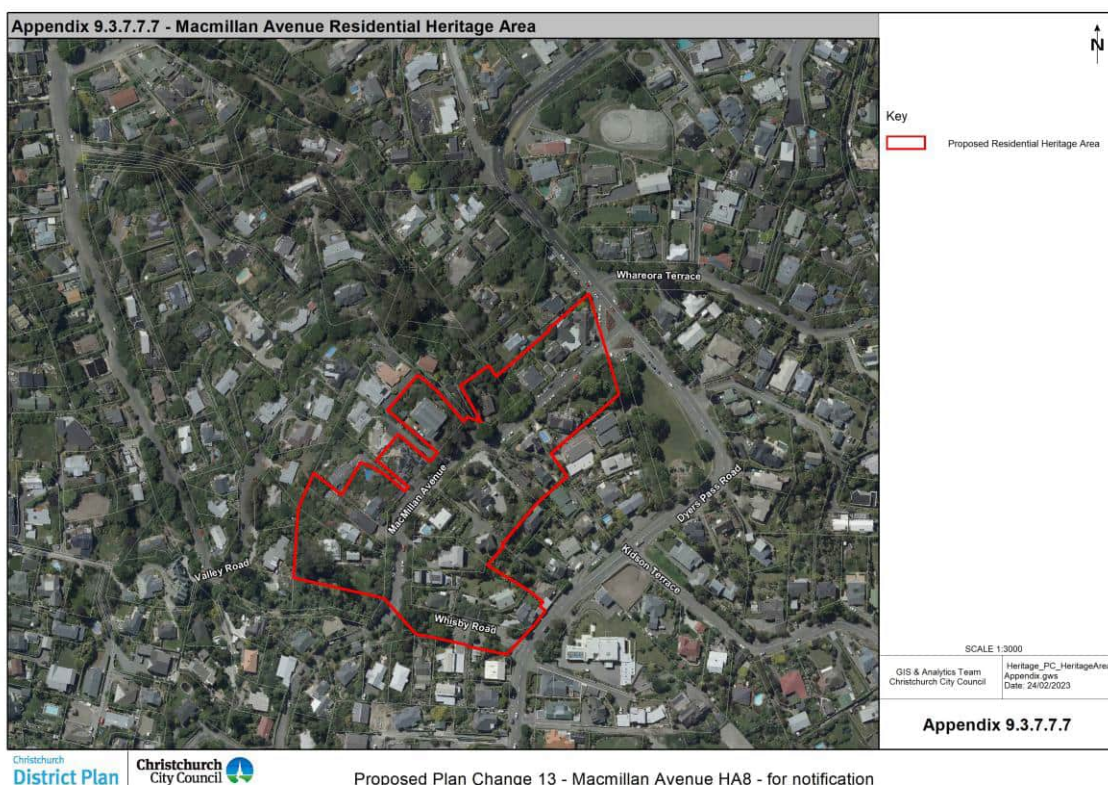


CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL
HERITAGE AREA RECORD FORM

Location



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

The Macmillan Avenue Residential Heritage Area (RHA) comprises the land encompassed by Professor JM Brown's subdivision of 1908 (outlined in red, see DP 2668), which takes in the eastern section of Macmillan Avenue and the north side of Whisby Road.

Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Toanga lists the house at 2 Whisby Road and the Cashmere Hills Presbyterian Church; both buildings are also scheduled on the Christchurch District Plan. Most of the properties within this HA are located within Character Area Overlay 3. A Tasmanian Blue Gum located at 20 Macmillan Avenue is scheduled on the City Plan as a significant tree (T903).

Christchurch District Plan Zoning

The area is zoned Residential Hills.

Summary of Heritage Values

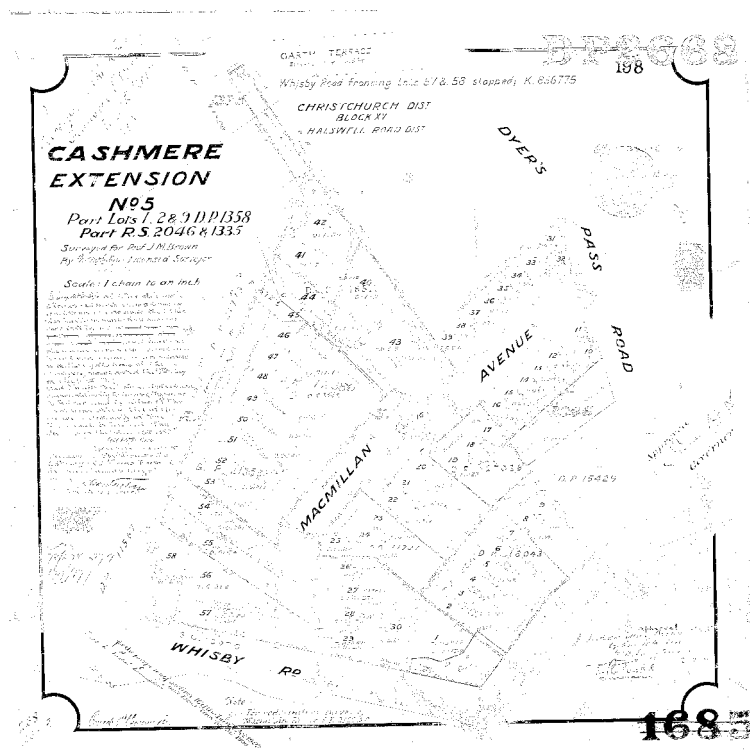
This Heritage Area is comprised of 21 residential properties and a church precinct. Its residential development dates from the late 1890s and the area embodies historic, architectural and contextual values relating to the area's association with a number of

notable Cantabrians, the design of its buildings, and the area's location at the heart of the city's foremost hillside suburb. The RHA lies between two important Ngāi Tahu sites: Te Iringa-o-Kahukura and Pukeatua.

In 1897 Professor John Macmillan Brown, a founding professor at Canterbury College, and his wife Helen (née Connon), a former principal of Christchurch Girls' High School, purchased a nine-acre property on the Cashmere Hills to serve as a winter escape from their Fendalton home. They commissioned Helen's brother-in-law, nationally renowned architect Samuel Hurst Seager, to build them a hillside cottage. In 1908 Brown, by now a widower, subdivided the property and it was gradually built upon through the 20th century.

The houses within this area span the range of styles favoured by well-to-do clients and their designers throughout the course of the 20th century. They are set within well-established gardens and seek to capitalise upon views north over the city of Christchurch while at the same time, it was thought, keeping a healthy distance from it.

Macmillan Avenue takes its name from Professor John Macmillan Brown, who spent the last years of his life living at 'Holmbank', 35 Macmillan Avenue, which was named for his Fendalton home. Whisby Road owes its name to a notable early Canterbury settler, Sir John Cracroft Wilson.



DP 2668, dated July 1908. QuickMap.

History of Subdivision and Development

Te Iringa-o-Kahukura is located at the foot of the Port Hills in the Christchurch suburb of Cashmere, near the old Māori trail to Rāpaki. The name means "The Uplifting of Kahukura" and, according to local traditions, refers to a hidden wooden figure that represented the atua (demi-god) Kahukura, whose celestial form was the rainbow. It used to hang on a post or whata, and tohunga would uplift the wooden figure and recite karakia. ... From Ōtautahi several tracks lead over from the plains to Whakaraupō -Lyttelton Harbour. Principal paths were the track crossing from "Sandridge" at Sydenham via the line of White's Rāpaki Road to Rāpaki and the other to Ōhinetahi, Governors Bay, by way of the

present Dyers Pass Road. Another led via Richmond Hill, Sumner and Tauhinukorokio - Mount Pleasant to Ōhinehou - Lyttelton.¹

Following the European settlement of Canterbury more than 2,000 hectares on the northern flank of the Port Hills was developed as the Cashmere Estate by Sir John Cracroft Wilson (1808-81). After Wilson's death in 1881 the property was subdivided and Captain Stephen Fisher purchased the block centred upon what is now the Cashmere Village Green. Residential subdivision of the area began after Fisher put his land up for sale in 1896. According to historian Gordon Ogilvie 'it was radicals, Methodists and prohibitionists who first took to the hills' (Ogilvie p. 149).

In late 1897 Professor John Macmillan Brown and his wife Helen Connon bought just over 9 acres of land on the hill to build a holiday cottage to the design of Helen's brother-in-law Samuel Hurst Seager. The Arts and Crafts bungalow that Seager designed for the Macmillan Browns predates his bungalow settlement on Clifton Hill overlooking Sumner. It was the third house in the area and was built between 1898 and 1900. The Macmillan Browns' garden was of particular note, having 'the most wonderful collection in New Zealand of native ferns' (Strongman p. 160). Terraces and walks were made, and planting introduced with a preference for New Zealand native trees, including Ribbonwood (*Plagianthus augustifolia*) and Kowhai (*Sophora tetraptera*). In addition, a range of tropical and subtropical plants from South America, South Africa and Australia were planted in combination with *Rhododendron* species from China and Japan.

In 1908 Macmillan Brown subdivided his holding but retained the family cottage until 1919. The Browns were well known for their hospitality at both their Wairarapa Terrace home and up on the hill. Ngaio Marsh's family spent the summer of 1905 staying at 2 Whisby Road, shortly afterwards commissioning a house from Rose Marsh's cousin, none other than Samuel Hurst Seager, in Valley Road.

Samuel Hurst Seager (1855-1933) has been called 'a visionary' in regard to his views on New Zealand architectural style and he made a considerable contribution to the built environment of Christchurch (Lloyd-Jenkins p. 309). Born in London, England in 1855 Seager arrived in New Zealand in 1870 and then returned to England in the early 1880s to study architecture. In 1887 he married Hester, the sister of Helen Connon.

Seager designed a wide variety of buildings throughout his career and from the early 20th century was increasingly interested in the wider planning context in which people lived and worked. He contributed to the Workers' Dwellings programme of the early 1900s and was the organising director of New Zealand's first town planning conference in 1919. He was also the 'official architect of New Zealand's battlefield memorials' in the early 1920s and an acknowledged expert on art gallery lighting. In about 1929 he left Christchurch for Wellington and thence retired to Sydney where he died in 1933.

With the extension of the tramline to the bottom of the Port Hills in 1898, and thereafter to the Sign of the Takahe in 1912, 'Christchurch's first hillside suburb' began to develop (Rice pp. 59-60). With more houses came the need for local facilities. In 1924 land was purchased for a Presbyterian church at the intersection of Macmillan Avenue and Dyers Pass Road. Architect Cecil Wood (1878-1947) was commissioned to design it in 1926. Wood's partner RSD Harman (1896-1953) took over the project in the following year while Wood was travelling overseas. The church was officially opened in August 1929 and the tower and west end extension date from 1960-1. On Sunday 29 November 2009 the Cashmere Hills Presbyterian Church celebrated its 80th anniversary and the dedication of the new link extension between the church and hall.

A number of notable women are associated with Macmillan Avenue, including Annie Quayle Townend (1845-1914) whose Sumner home was moved to Macmillan Avenue following a

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

dispute between Townend and the Sumner Borough Council. Daughter of George Henry 'Scabby' Moore (1812-1905), the notorious owner of Glenmark station, Townend developed Mona Vale after her father's death in 1905. She also had a house in Sumner, which was carried on traction engines up Dyers Pass Road in c.1910. The larger portion of the relocated house was called 'Glenholme', the smaller becoming the coachman's house across the road at No. 3. Townend died in 1914, the 'richest woman in the South Island' (CCL Unsung Heroines, see below).



Annie Quayle Townend's house at Sumner before its removal to Macmillan Avenue, 1909.
CCL PhotoCD 5 IMG0060.

Jessie Mackay (1864-1938), poet and women's rights activist, was born on a Canterbury sheep station and trained as a teacher in Christchurch. She later supported herself as a journalist and from 1918 shared her home 'Corrie' in Macmillan Avenue with her sister Georgina (c.1884-1956); neither woman married. As a writer Mackay campaigned for women's suffrage and prohibition. Her poetry was strongly influenced by her Scottish heritage and she was regarded as a pioneer in the emerging nationalism of New Zealand writing in the inter-war years. In recognition of her contributions to New Zealand's literary culture she was awarded a government pension in 1936, the year in which her last volume of poetry was published. She died in 1938 at the age of 74 and is buried in Waimairi Cemetery. Her biography was published in 1955.

Suzanne O'Brien (nee Kennett, c.1925-2003) lived in the Brown's former house at 2 Whisby Road from 1929 until 2000, first as a child with her parents and then as a married woman. She was a stalwart member of the Canterbury Branch of the NZ Historic Places Trust for many years and thanks to her appreciation of her home's heritage values a Heritage Covenant was placed on the property in 1996.

Other notable residents were Enid and Norman Hardie (1924-2017), whose Macmillan Avenue house was designed by Christchurch Modern architect Don Donnithorne. A civil engineer by profession, Norman Hardie published his autobiography *On my own feet* in 2006. He was secretary to the 1953 British Expedition to Everest, during which Edmund Hillary and Tensing Norgay reached the summit of the world's tallest mountain. In 1955 Hardie himself was one of four climbers who made the first ascent of Kangchenjunga, the 3rd highest mountain in the world. He served as Director of Hillary's Himalayan Trust for 22 years and had a successful engineering business in Christchurch.

Historic Names and Uses

Macmillan Avenue was named for Professor John Macmillan Brown (1845-1935), who was one of the founding professors at Canterbury College of the University of New Zealand. The road first appears in the Christchurch street directories in 1912 but is given on the

1908 Deposit Plan for Professor Macmillan Brown's subdivision. At first Macmillan Avenue extended west only as far as Whisby Road, with the other half appearing to date from the 1920s.

John Brown, as he was registered at birth, was born in Scotland and received his higher education at Edinburgh, Glasgow and Oxford universities. He arrived in Christchurch in 1874 to take up the chair of Classics and English at Canterbury College, one of the college's three founding professors. He was a supporter of higher education for women and married one of his former students, Helen Connon (1857-1903) who was the second woman in the British Empire to gain a BA and the first to achieve a degree with honours. She was principal of Christchurch Girls' High School from 1882 until 1894.

The couple had two daughters, Millicent and Viola; the former became the mother of leading New Zealand poet James K Baxter. Brown retired from Canterbury College in 1895 but this did not end his involvement in university teaching, research or administration. He was Vice-Chancellor of the University of New Zealand from 1916 to 1923 and Chancellor from 1923 until he died.

Whisby Road was named for Whisby, in Lincolnshire, England, a town in which the Cracroft Wilson family-owned property. The road first appears in the city's street directories in 1910. The suburb of Cashmere also owes its name to John Cracroft Wilson, whom Gordon Ogilvie describes as 'Cashmere's first and most picturesque resident' (Ogilvie p. 162). Wilson was born in India in 1808 and he named his Port Hills estate Cashmere, after his favourite part of that country, Kashmir.

Dyers Pass Road was named for John Dyer (1828-75), a pioneering Canterbury farmer who assisted the Provincial Government when a horse track over the Port Hills to Governors Bay was formed in 1859. Initially it was a stock route, rather than a 'civilised road', and it made its first appearance in the street directories of 1911 (Ogilvie p. 146).

Garth Terrace first appears in 1972 street directories but appears to have been known and mapped by the 1950s, if not earlier, as Walkers Terrace. The latter was presumably so-called because it provides pedestrian access to Crichton Terrace (see CCLMaps 116182).



John Macmillan Brown and Helen Connon.

Distinctive Physical Characteristics

- Macmillan Avenue traverses the lower slope of the Cashmere Hills on an east-west axis. It is an irregularly shaped street that intersects at right angles with Dyers Pass Road at its east end and Hackthorne Road at its western end.
- Garth Terrace provides downhill walking access to Crichton Terrace from Dyers Pass Road and provides glimpses of the northern elevation of some of the Macmillan Avenue houses within the area. Walking access is also provided from Whisby Road across Macmillan Avenue to Valley Road by way of unformed legal road.
- The houses are generally multi-storeyed buildings, designed to capture the view and set within mature gardens that screen the houses from the street. Arts and Crafts and English Domestic Revival styles may be found amongst a variety of 20th century domestic architectural styles.
- Timber, corrugated iron, brick and stone are the predominant building materials, but slate and clay roofing tiles also feature.
- There are narrow footpaths on both sides of Macmillan Avenue and the northern side of Whisby Road. Pedestrian access to Valley Road leads off Macmillan Avenue close by its intersection with Whisby Road. In the original subdivision Whisby Road was to have been extended to link with Valley Road. The pathway and adjacent road reserve is the vestigial reminder of that plan.
- Views to the northwest from the area take in the flat plain of greater Christchurch and the Southern Alps in the distance.

The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its historic and social values as an early Cashmere subdivision and place of residence of a number of notable Christchurch people, including John and Helen Macmillan Brown, Jessie Mackay and Norman Hardie. Cultural and spiritual values are associated with the pre-European Maori ara (path) passing through the area and the Presbyterian church. Its architectural and aesthetic values pertain to the styling of its buildings, especially those of an Arts and Crafts or English Domestic Revival nature. The craftsmanship value of these houses is typical of upper-middle houses of their day. Contextual values of note relate to the relationship of the buildings to their site and landscape views afforded by their design and situation. Archaeological values relating to early Māori activity, agricultural use and subdivision practices may exist.

Historical/Social

The historic and social values of this area reside principally in its association with a group of notable Christchurch citizens who were, and are still, known well beyond the boundaries of the city. John Macmillan Brown, his wife Helen Connon, and Jessie Mackay are nationally renowned figures who lived at one time within this area. Brown left his library and a considerable part of his fortune, acquired in part from his subdivision of Macmillan Avenue to Canterbury College, now the University of Canterbury. The Macmillan Brown Centre for Pacific Studies at the University commemorates Brown's intellectual commitment to regional studies, while Macmillan Avenue and his former cottage at 2 Whisby Road testify to his business acumen and upper-middle class way of life.

Brown and Connon's contribution to education, as both teachers and learners, touched many lives just as Mackay's poetry achieved recognition for its emergent New Zealand voice. Connon, Mackay and Annie Townend are all remembered as intelligent and independent women who created homes in Macmillan Avenue but whose talents and actions played out on a much wider stage. Norman Hardie's reputation as an important New Zealand mountaineer was acknowledged at the time of his death in 2017.

In the early decades of the 20th century Cashmere 'developed a distinct sense of community based on its early popularity with intellectuals and university people'. 'While it was not 'quite as "exclusive" a suburb as Fendalton' (Overview p. 120) it was nevertheless an upper-middle class suburb. Cashmere retains this character today.



The former Hardie house.

Cultural/Spiritual

It is recorded that a Maori ara (path) from the base of Cashmere over the Port Hills to Governor's Bay and thence to Rapaki traversed what is today Dyers Pass Road. Overlaid upon the cultural landscape of Ngati-Māmoē and Ngāi Tahu, the present-day residential area also has spiritual values in the worship and fellowship offered at Cashmere Hills Presbyterian Church. The RHA also has cultural value as a demonstration of the way of life of its past and present residents.

Architectural/Aesthetic

The houses within this Heritage Area have architectural value as they illustrate the standard sequence of upper-middle class housing styles in New Zealand during the 20th century. The Arts and Crafts, English Domestic Revival, Georgian Revival and Modernist styles visible here provide a timeline of domestic architecture that is expressive of affluence and access to professional design services. Large multi-storey homes on generous sections provide a private retreat for each family home, in contrast to the greater emphasis towards the street that may be found in the villa and bungalow suburbs.

Samuel Hurst Seager's cottage for the Browns is regarded as a milestone in the history of New Zealand domestic architecture that predates his garden suburb development 'The Spur'. The Arts and Crafts style embodied in Seager's cottage can also be seen in Wood and Harman's Presbyterian church. Local stone and the fine arts carving of Frederick Gurnsey (1868-1953) are characteristic of Wood and Harman's church designs throughout Canterbury.



Macmillan Avenue houses. Dr A McEwan.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built, signifying the wealth and social aspirations of the original owner/builders. The timber construction Seager devised for the Brown's house is particularly notable in that the boards interlock like a log cabin and this method is expressed at the corners of the cottage, where they have the appearance of buttresses. The stonework and interior woodwork of the Presbyterian church is also notable and its stylistic influence may be seen in the bus stop erected in recent years on the Village Green.

Contextual

The open space at the intersection of Dyers Pass Road and Macmillan Avenue, in which the Cashmere Village Green has been developed in the last 20 years, makes an important contribution to Cashmere's community identity and sense of place. That sense of identity has itself a long history, going back at least as far as the establishment of the Cashmere Residents' Association in 1908.

In this area well-established private gardens contribute to a collective character that expresses an upper-middle class enjoyment of gardening, and a desire for both secluded privacy and a healthful environment offering sweeping views of the city, sky and wider Canterbury landscape.

Archaeological

The area has the potential to reveal archaeological information relating to the use of Dyers Pass Road as a stock route through the latter half of the 19th century and to the development of hillside infrastructure and residential properties in the 20th. The cultural landscape of the Ngāti Māmoe and Ngāi Tahu on the Port Hills may also be embodied in the archaeological values within the RHA.

Principal References

'Annie Quayle Townend' *Unsung Heroines* available at <http://christchurchcitylibraries.com/Heritage/Publications/UnsungHeroines/AnnieQuayleTownend/>

Cashmere Village Green Management Plan available at https://outlook.ccc.govt.nz/Parks/Publications/mp_cashmerevillage_2.asp

Cherry Hankin 'Brown, John Macmillan 1845-1935' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Cherry Hankin 'Connon, Helen 1859/60?-1903' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

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

Douglas Lloyd-Jenkins *At Home – A Century of New Zealand Design* (Godwit 2004)

Geoffrey Rice *Christchurch Changing – An Illustrated History* (CUP 1999)

Gordon Ogilvie *The Port Hills of Christchurch* (Reed 1991)

Heather Roberts 'Mackay, Jessie 1864-1938' *Dictionary of New Zealand Biography* available at <http://www.dnzb.govt.nz>

Ian Lochhead 'The Architectural Art of Samuel Hurst Seager' *Art New Zealand* 44, Spring 1987, pp. 92-99

Ian Lochhead 'Seager, Samuel Hurst 1855-1933' *Dictionary of New Zealand Biography* updated 22 June 2007 available <http://www.dnzb.govt.nz/>

John Small *Here, on the Hill – a century of Cashmere’s primary school and community* (Cashmere Primary School 2000)

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

NZ Historic Places Trust, online registration reports for 2 Whisby Road and the Cashmere Hills Presbyterian Church, available at www.historic.org.nz

Thelma Strongman *The Gardens of Canterbury* (AH & AW Reed 1984)

Margaret Lovell-Smith *Easily the Best: the life of Helen Cannon Brown 1857-1903* (CUP, 2004)

REPORT COMPLETED 1 February 2022

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

Schedule of Individual Items to be included in the HA

<i>Name of Building / Structure / Site</i>	<i>Address</i>	<i>HNZPT List Entry</i>	<i>Contribution to Heritage Area</i>
House	1 Macmillan Avenue	No	Defining
House	1A Macmillan Avenue	No	Contributory
Cashmere Hills Presbyterian Church	2 Macmillan Avenue	Yes List entry # 1842	Defining [Scheduled item #345]
Hall	2 Macmillan Avenue	No	Defining
Cashmere Hills Presbyterian Church Office	2 Macmillan Avenue	No	Defining
House	3 Macmillan Avenue	No	Defining
House	3A Macmillan Avenue	No	Defining
House	4 Macmillan Avenue	No	Defining
House	4A Macmillan Avenue	No	Contributory
House	5 Macmillan Avenue	No	Defining
House	8 Macmillan Avenue	No	Defining
House	9 Macmillan Avenue	No	Contributory
House	11 Macmillan Avenue	No	Contributory
Townhouse	1/12 Macmillan Avenue	No	Neutral
Townhouse	2/12 Macmillan Avenue	No	Neutral
House	14 Macmillan Avenue	No	Defining
House	15 Macmillan Avenue	No	Contributory
House	15A Macmillan Avenue	No	Defining
House	16 Macmillan Avenue	No	Neutral
House	17 Macmillan Avenue	No	Defining
House	18 Macmillan Avenue	No	Neutral
House	20 Macmillan Avenue	No	Defining
House	76 Dyers Pass Road	No	Defining
House	2 Whisby Road	Yes List entry # 3674	Defining [Scheduled item # 540]

Key for the Contribution to the RHA

Defining

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

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

Contributory

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

Neutral

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

Intrusive

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

CONTEXT RECORD FORM

MACMILLAN HERITAGE CONSERVATION AREA

CONTEXT/SETTING/LANDSCAPE FEATURES: MACMILLAN AVENUE AND WHISBY ROAD RECORD FORM

HERITAGE ITEM ADDRESS(S)/LOCATION:

Located on the lower slope of Cashmere Hill and based upon DP 2668, the area comprises Macmillan Avenue from Dyers Pass Road to Whisby Road, and Whisby Road from Macmillan Avenue to Dyers Pass Road, excluding Cashmere Village Green.

AREA/ELEMENT DESCRIPTION

Residential streets and associated pedestrian accessways between the streets, and properties as part of Professor John Macmillan Brown's 1908 subdivision.

CONTRIBUTING LANDSCAPES

Southern Alps and Canterbury Plains, valley and spur systems of the Cashmere Hills.

STREET AND BLOCK PATTERN

Irregular street pattern based on the topography of the area.

SECTION LAYOUTS

Highly variable in shape, area and dimensions, with a number of right of ways.

KEY LONG VIEWS

Southern Alps and Canterbury Plains.

KEY SHORT VIEWS

Valley and spur systems of the Cashmere Hills, Cashmere Village Green.

CONTEXTUAL SIGNIFICANCE

Macmillan Avenue traverses the lower slopes of the Cashmere Hills on an east-west axis, connecting to Dyers Pass Road, a key route to the Summit Road and Banks Peninsula. The Cashmere Hills Presbyterian Church (in combination with the Cashmere Village Green) provides a focal point to the area. The valley is traversed by a system of pedestrian walkways. A highly vegetated landscape of mature exotic trees and gardens, some of which were influenced by Alfred Buxton, a prominent nurseryman and garden designer.








Aerial view of Cashmere in the 1940s taken by William George Weigel. ATL



View from Garth Terrace (J Schroder 2009)

INVENTORY OF PUBLIC REALM FEATURES

FEATURE	DESCRIPTION	
Open space	N/A	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	N/A	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	Pedestrian gates (Rating: Contributory)	  

<p>PATHS</p>	<p>Dyers Pass Road to Garth Terrace, Whisby Road to Macmillan Avenue, and Macmillan Avenue to Valley Road (Rating: Defining)</p>	 <p>The top photograph shows a paved path winding through a lush, green area with large trees and dappled sunlight. The middle photograph shows a paved path bordered by a concrete retaining wall on the right and dense foliage on the left. The bottom photograph is an aerial view of a residential development with winding paths, green spaces, and several buildings.</p>
<p>STRUCTURES</p>	<p>Retaining walls in both public and private space (Rating: Contributory)</p>	 <p>The photograph shows a close-up of a stone retaining wall. A metal railing is mounted on top of the wall. To the right of the wall, a paved path leads into a wooded area. A white utility box is visible near the path.</p>

		
<p>FENCES</p>	<p>Minimal fencing, with the exception of properties on Dyers Pass Road. (Rating: Neutral)</p>	 
<p>WALLS</p>	<p>Stone and brick walls (Rating: Defining)</p>	

Masonry/concrete walls
(Rating: Neutral)



WHARFS/PIERS

N/A

STEPS





N/A

SEATS

N/A

SIGNS

N/A

<p>LIGHTING</p>	<p>Galvanised steel with curved outreach (Rating: Neutral)</p>	
<p>MATERIALS</p>	<p>N/A</p>	
<p>COLOURS</p>	<p>N/A</p>	
<p>STREET</p>	<p>Macmillan Avenue, curved form following topography (Rating: Defining)</p> <p>Whisby Road, short dead-end street, which changes to pedestrian only access (Rating: Defining)</p> <p>Dyers Pass Road, property access essentially acting as a slip road, following the original route of Dyers Pass Road (Rating: Defining)</p>	  





• WIDTH	Macmillan Ave 15m road reserve and 9.1m carriageway (Rating: Contributory) Whisby Road 20m road reserve and 5m carriageway (Rating: Contributory) Dyers Pass Road slip road 8m road reserve and 5m carriageway (Rating: Neutral)	
• ALIGNMENT AND LAYOUT	Macmillan Avenue, curved form, footpath both sides (Rating: Defining) Whisby Road, short dead end street footpath one side (Rating: Defining) Dyers Pass Road, straight property access beneath the level of Dyers Pass Road proper, footpath one side (Rating: Contributory)	
• MATERIAL	All asphalt (Rating: Neutral)	
• KERB AND CHANNEL	Macmillan Avenue concrete 1983-1995 (Rating: Neutral) Whisby Road concrete dish 1950 (Rating: Contributory) Dyers Pass Road concrete 1970 (Rating: Neutral)	
• FOOTPATH		
• BERM	Macmillan Avenue asphalt both sides (Rating: Neutral) Whisby Road asphalt one side (Rating: Neutral) Dyers Pass Road asphalt (Rating: Neutral)	
Street trees	N/A	
• CLUSTER	N/A	
• AVENUE	N/A	
• INTERMITTENT	N/A	
• SIZE	N/A	
• SPECIES	N/A	
Garden planting	N/A	
MATERIALS	N/A	
BUILDING SETBACK	Highly variable across the area (Rating: Contributory)	



ANCILLARY BUILDINGS

Single small-scale garages designed in keeping/materials of house, many of which are located on the street frontage (Rating: Contributory)



Contemporary, large scale garages on street frontage (Rating: Intrusive)

		
TREES	Extensive mature tree coverage, predominantly by exotic tree species (Rating: Defining)	  

<p>VEGETATION</p>	<p>Extensive vegetation coverage, including hedges, predominantly by exotic plant species (Rating: Defining)</p>	 <p>The top photograph shows a well-maintained, tall green hedge running along a paved road. In the background, a white house with a dark roof is visible under a blue sky with scattered clouds. The bottom photograph shows a panoramic view from an elevated position, looking down over a residential area. A prominent feature is a house with a corrugated metal roof. The foreground is filled with lush green trees and bushes.</p>
<p>VIEWS</p>	<p>Views to Christchurch, the Canterbury Plains and Southern Alps (Rating: Defining)</p> <p>Views up and down the Cashmere valley system (Rating: Defining)</p>	 <p>The top photograph is a wide-angle view of a city and its surrounding plains, with mountains visible in the distance. The view is partially framed by a tree branch in the upper right corner. The bottom photograph shows a view looking down into a valley, with a house and its roof visible through the dense green foliage of trees.</p>

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Browning house

ADDRESS 76 Dyers Pass Road
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c. 1922

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gabled roof forms; integrated, sub-floor garaging is accessed via a driveway off Whisby Road. Casement-and-fanlight type fenestration, boxed windows, shingled gable ends and sunhoods, and exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located at the corner of Whisby Road and Dyers Pass Road; principal elevations face north-west and north-east and the house is set below the level of Dyers Pass Road. The road boundary is marked by a tall, paling fence; with hedging west of the driveway off Whisby Road.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick chimney, corrugated metal roofing.

ALTERATIONS

Sub-floor garaging erected (date unknown).

RATING

Defining

REASON FOR RATING

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

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. This house appears to have been built for Elizabeth (nee Hopkins) and Arthur Browning, a boot importer. The couple married in 1919 and their son Justice was born in the following year; the family resided in Hackthorne Road before moving to Dyers Pass Road. Arthur Browning died in 1932 but the property was held by Elizabeth until 1950, when it was transferred to William James, a company director. The property has since passed through other hands and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development. The lot is located on what was originally part of Macmillan Browns' own property at 2 Whisby Road.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Bussell house

ADDRESS 1 Macmillan Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Cecil Wood, architect

DATE OF CONSTRUCTION

1922

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Three-storey dwelling with irregular rectangular footprint and steeply pitched, multi-gabled roof. Arts and Crafts detailing includes shingled bell-cast gable ends, large chimney-breasts with quoins and exposed rafters under projecting eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a large lot within a mature garden setting at the corner of Macmillan Avenue and Dyers Pass Road. Metal panel fencing and vegetation mark the road boundary and largely screen the house from view.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, brick base and chimneys, slate roof.

ALTERATIONS

Alterations and additions (pre-2009). Chimneys rebuilt (post-EQs).

RATING

Defining

REASON FOR RATING

This architecturally-designed house dates to the interwar period and largely retains its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. This house was designed in 1919 by Cecil Wood for HR Bussell, a Christchurch grain and seed merchant. In late 1920, when it was nearly completed, the house burnt down. The Bussells decided to rebuild to the original plan, completing the house in 1922. Winifred (nee Camerford) and Henry Bussell remained in the house for more than 40 years until their deaths in 1965 and 1966 respectively. The house has since passed through other hands and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built. The former Bussell house is a good example of an English Domestic Revival style house designed by preeminent interwar architect Cecil Wood. This style was popular for grander houses in the early 20th century and Wood was among the leading exponents of the style.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

A high level of craftsmanship is evident in keeping with the upper-middle class context and the supervision of a professional architect.

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 1A Macmillan Avenue
 Christchurch

PHOTO



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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-and-a-half storey, single family dwelling. Vertical board cladding to first floor with monopitch roof. A-frame steeply pitched gable second storey. Basement storey of concrete block and aluminium glazing.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house sits close to roadway; the boundary is marked, in part, by a low timber boarded fence. A driveway providing access to garaging under the house is located at the north corner of the lot.

MATERIALS/STRUCTURE

Timber, concrete block, metal balustrading, corrugated metal roofing.

ALTERATIONS

Addition of basement level conservatory (date unknown). West wing remodelled (post-2012).

RATING

Contributory

REASON FOR RATING

This is a later 20th century house on a subdivided section within the original 1908 Macmillan Brown subdivision.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. Throughout the 20th century some of the large sections on Macmillan Avenue were subdivided to create additional housing lots.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cashmere Hills Presbyterian Church Parish Office & Community Centre (former Carrick/Landreth/George house)

ADDRESS 2 Macmillan Avenue
Christchurch



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER [Paynter & Hamilton?]

DATE OF CONSTRUCTION c.1926

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and cross-gabled roof forms. Shingled gable ends, casement-and-fanlight type fenestration. Single car garage at south-west corner of the lot. Road boundary is marked by trees and shrubs.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is located at the west end of the church property and is connected to the church hall via a modern foyer.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Connecting link between former house and hall (early 1980s?). Foyer addition (Wilkie & Bruce, architects, 2009).

RATING

Defining

REASON FOR RATING

The former dwelling forms a group with the other buildings on the church property, which together make a landmark contribution to the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

Together with the dwellings in this area, the buildings associated with the Cashmere Hills Presbyterian Church, chronicle the history of residential and community development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. The Cashmere Hills Presbyterian Church opened in August 1929 and a hall to facilitate the church's youth work was erected in c.1936. The former Carrick/Landreth/George house to the south-west of the hall was later acquired by the church; the three, linked buildings continue to serve the local Presbyterian congregation and wider community. The house appears to have been built for Margaret (nee Polson) and Robert Carrick in c.1926. As the previous owner of the lots extending from 4 Macmillan Avenue to the Dyers Pass Road intersection was city contractors Paynter and Hamilton it is possible that they were responsible for the design and/or construction of the dwelling.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The building contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

The church property has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

HISTORICAL AND SOCIAL SIGNIFICANCE

Together with the dwellings in this area, the buildings associated with the Cashmere Hills Presbyterian Church, chronicle the history of residential and community development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. The Cashmere Hills Presbyterian Church opened in August 1929 and a hall to facilitate the church's youth work was erected in c.1936. The former Carrick/Landreth/George house to the south-west of the hall was later acquired by the church; the three, linked buildings continue to serve the local Presbyterian congregation and wider community.

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Cashmere Hills Presbyterian Church Parish Office & Community Centre (church hall)

ADDRESS 2 Macmillan Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

c.1936

STYLE

Arts and Crafts vernacular

PHYSICAL DESCRIPTION

Single-storey building with irregular L-shaped footprint and gabled roof forms. Board and batten gable ends with louvred vents and scalloped bargeboards; stone feature wall on modern, southern extension. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is located at the centre of the church property, flanked by and connected to, the church in the north-east and a former dwelling in the south-west. The church buildings are open to the street and across the road from the Cashmere Village Green.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, stone feature wall, corrugated metal roofing.

ALTERATIONS

Cross-gabled extensions at north-east and south corners (early 1960s?). Connecting link between former house and hall (early 1980s?). Foyer addition (Wilkie & Bruce, architects, 2009).

RATING

Defining

REASON FOR RATING

The hall forms a group with the other buildings on the church property, which together make a landmark contribution to the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

Together with the dwellings in this area, the buildings associated with the Cashmere Hills Presbyterian Church, chronicle the history of residential and community development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. The Cashmere Hills Presbyterian Church opened in August 1929 and a hall to facilitate the church's youth work was erected in c.1936. The former Carrick/Landreth/George house to the south-west of the hall was later acquired by the church; the three, linked buildings continue to serve the local Presbyterian congregation and wider community.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The building contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

The church property has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 345
*CASHMERE HILLS Presbyterian CHURCH AND SETTING – 2
MACMILLAN AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 05/01/2015

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.

Cashmere Hills Presbyterian Church, more commonly known as Cashmere Presbyterian Church, has high historical and social significance as a parish church that is associated with the development of the Presbyterian Church in Christchurch and the early 20th century growth of the suburb of Cashmere. Presbyterian services were first held in Christchurch in 1853 and in the 1906 census 23% of the population New Zealand reported adherence to the church.

By the early 1920s the call for a new parish church in Cashmere was prompted by the increasing settlement of the area, the subdivision of Macmillan Avenue having taken place in 1908. The church was commissioned in 1926 and opened in August 1929. It sustained some damage in the 2010/2011 Canterbury earthquakes but has since been repaired.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

Cashmere Hills Presbyterian Church has high cultural and spiritual significance as a place of Presbyterian worship and community since 1929. The church's setting has cultural significance to tangata whenua as it is recorded that a Maori ara (path) from the base of Cashmere over the Port Hills to Governor's Bay and thence to Rapaki traversed what is today Dyers Pass Road.

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.

Cashmere Hills Presbyterian Church has high architectural and aesthetic significance for its Arts and Crafts Gothic Revival styling and association with noted Canterbury architects Cecil Wood and RSD Harman with internal carving by noted carver Frederick Gurnsey. Born and educated in Christchurch, Cecil Wood (1878-1947) became Canterbury's leading inter-war architect, although his reputation extended nationwide. Wood is well known and acclaimed for his domestic architecture but he also made a distinguished contribution to the city's educational, public, commercial, and ecclesiastical architecture. Other churches designed by Wood include St Barnabas's Anglican Church (1925-26) on Fendalton Road and St Paul's Anglican Church at Tai Tapu (1930-31). Wood also designed the house 'Chellowdean' at 1 Macmillan Avenue, which was built in 1922.

In 1927 the project was taken over by Wood's partner RSD Harman, while Wood was overseas. Harman oversaw the construction of the church, producing the working drawings, and also designing woodwork for the interior and exterior. Harman is best known for his design of the Church of the Good Shepherd, Tekapo (1935).

Cashmere Hills Presbyterian Church is typical of the carefully crafted Arts and Craft style buildings of Wood's practice. It is a single storey stone church with steeply pitched slate gable roof. Two dormer windows are set upon the roof on each side of nave. The sanctuary and vestries have separate gable roofs. R J Seward extended the west end of the church and added the castellated bell tower in 1960-61. In 2009 a new link extension between church and hall was built and the work undertaken to designs by Wilkie and Bruce.

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.

Cashmere Hills Presbyterian Church has technological and craftsmanship significance relating to the materials used in its construction and the quality of its architectural detailing. The outer walls of random rubble construction are made of Port Hills basalt, randomly interspersed with various coloured rocks, including red tuff from Tai Tapu. The interior uses Timaru basalt, Mt Somers sandstone, and Oamaru stone.

The craftsmanship significance of the church is enhanced by the fine arts carving of Frederick Gurnsey (1868-1953), which can often be found in churches designed by both

Wood and Harman throughout Canterbury. Gurnsey carved the communion table and pulpit. Gurnsey's was a well-known Christchurch artist with works such as the ChristChurch Anglican Cathedral reredos, and carvings and furnishings in the Cathedral's Chapel of St Michael and St George (1932–51). Other major works in Christchurch include carvings for the Bridge of Remembrance in Christchurch

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 Cashmere Hills Presbyterian Church and its setting has high contextual significance for its landmark presence on Dyers Pass Road and its relationship with the Village Green on the other side of Macmillan Avenue. The church forms a group with the parish hall and the parish office and community centre. The latter is a 1920s Domestic Revival former dwelling that may have been the church manse at one time.

Macmillan Avenue is notable as an early Cashmere subdivision of houses set in large well planted gardens. The houses are designed to accommodate the views of the city below and the surrounding landscape. The Arts and Crafts Presbyterian church is in keeping stylistically with the early 20th century houses in the area and with the loss of so many stone buildings in the city following the 2010 and 2011 Canterbury earthquakes the landmark value of the church beyond its immediate setting has been increased.

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 Cashmere Hills Presbyterian Church and its setting has archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Originally an overland route for Maori travelling to Rapaki, Dyers Pass Road was used as a stock route through the latter half of the 19th century.

ASSESSMENT STATEMENT

Cashmere Hills Presbyterian Church and its setting has overall high significance to Christchurch, including Banks Peninsula. The church and setting has high historical significance for its association with the Presbyterian Church and as a reflection of the development of Cashmere in the early 20th century. Cashmere Hills Presbyterian Church and its setting has high cultural and spiritual significance as a place of Christian worship since 1929. The church has high architectural and aesthetic significance as an Arts and Crafts Gothic Revival style building associated with Cecil Wood and R S D Harman with internal carving by noted carver Frederick Gurnsey. It has craftsmanship and technological significance in both the exterior and interior of the church including the use of local stone and

Frederick Gurnsey's carved communion table and pulpit. Cashmere Hills Presbyterian Church and its setting has high contextual significance given its prominent corner location, relation to Dyers Pass Road's Village Green and the scarcity of stone churches in the city since the 2010 and 2011 Canterbury earthquakes. The Church and its setting has archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

REFERENCES:

RMA 920520085 Approved resource consent dated 21 June 2012.

Gordon Ogilvie *The Port Hills of Christchurch* (Christchurch, 2009 edition)

Historic place # 1842 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/1842>

<http://www.teara.govt.nz/en/biographies/3g26/gurnsey-frederick-george>

Exhibition catalogue: 'Arts and Crafts churches of Canterbury: School of Fine Arts Gallery, University of Canterbury, Christchurch, 12 to 30 August 1996 (Christchurch, 1996)

REPORT DATED: 19 JANUARY 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. The house may have been part of Annie Townend's 1907 Sumner house, which was moved from The Esplanade to 8 Macmillan Avenue in the latter half of 1911. Maud Tabart (died 1939) was bequeathed 'Glenholme' (8 Macmillan Avenue) in 1914 and, with the house at what is now 3A possibly serving as Glenholme's motor house, the house at #3 appears to have been the home of Miss Tabart's chauffeur and motor mechanic Percy Robinson. Robinson married Ethel Arbuckle in 1912 and the couple had at least two children. The house remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. Annie Townend's 1907 Sumner house, which was moved from The Esplanade to 8 Macmillan Avenue in the latter half of 1911, was bequeathed to Maud Tabart (died 1939) in 1914. It would appear that 3A was Glenholme's motor house, with the house at #3 having been the home of Miss Tabart's chauffeur and motor mechanic Percy Robinson. The lot was subdivided to its current extent in 1969; which offers a possible date for the house's conversion to residential use, in which it remains.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

Gordon Ogilvie *The Port Hills of Christchurch* (Phillips & King 2009 ed.)

REPORT COMPLETED

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. This house appears to have been built for Margaret and Robert Crawford. Margaret Crawford remained in the house after Robert's death in 1936; since her death in 1946 the house has passed through other hands and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built. As the previous owner of the lots extending from 4 Macmillan Avenue to the Dyers Pass Road intersection was city contractors Paynter and Hamilton it is possible that they were responsible for the design and/or construction of the Crawford dwelling.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Penny house
ADDRESS 4A Macmillan Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1981

STYLE

Modern bungalow

PHYSICAL DESCRIPTION

Two-storeyed dwelling with rectangular footprint and low-pitched gable roof; integrated garage. Cross-gabled bay extends to form garage on south elevation; casement windows. Ground floor is below road level.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on a sloping site within a mature garden setting. Vegetation partially screens the house from view and marks the road boundary. Access to the internal garage is via a short concrete drive.

MATERIALS/STRUCTURE

Timber framing, fibre cement weatherboard cladding, Decramastic tile roof.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

Modern, single-family home on a portion of an original 1908 Macmillan Brown subdivided lot.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. The house stands on the south-easterly part of Lot 43 of the original Macmillan Brown subdivision, which was transferred to Annie Townend in 1911. It remained undeveloped for many years, with the exception of one or two auxiliary structures at mid-century, but was finally built on in c.1981, most likely by Patricia and John Penny; the latter was a university academic. The house remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its early 20th century development, as well as to its pre-1900 use and development. There were structures on the site before the house was erected; possibly providing garaging for a neighbouring property.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. This house appears to have been built for Charles Newell, a dental surgeon, in late 1910. It was purchased by Annie Townend of 'Glenmark' and 'Mona Vale' in May 1911 and then inherited by Julia Crosby in 1914. Julia Crosby (1836-1917) had settled in Canterbury with her husband John (died 1889) in 1863. When the house passed to Mrs Crosby it was known as 'Glenmayer'. It was the home of Florence (nee Burnard) and Arthur Wells (1889-1972), a company secretary, by 1923 and remained in their possession until the late 1940s. The house has since passed through other hands and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME 'Glenholme', former Townend / Tabart house

ADDRESS 8 Macmillan Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS HNZPT LIST ENTRY STATUS

N/A N/A

ARCHITECT/DESIGNER Unknown

DATE OF CONSTRUCTION 1907

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

A multi-level dwelling with rectangular footprint and twin gable roof. Cross-gabled extension at south corner; balconies have decorative balustrading and post brackets. Double-hung sash and casement-and-fanlight type fenestration. External staircase in south extension provides access to upper floor. First floor balconies offer expansive views over the city towards the Southern Alps.

CONTEXT/SETTING/LANDSCAPE FEATURES

The building is centrally located with a stand-alone garage at the west corner and mature trees marking the perimeter of the lot, including the road boundary.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Relocated from Sumner (1911). Conversion into flats (pre-1947).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that is typical of the large-scale dwellings erected in Macmillan Avenue and is associated with two other residential buildings in the street.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. Annie Townend of 'Glenmark' and 'Mona Vale', acquired a large number of lots in Macmillan Brown's 1908 subdivision in 1911. Her 1907 Sumner house was moved from The Esplanade to 8 Macmillan Avenue in the latter half of 1911. Maud Tabart (died 1939) was bequeathed 'Glenholme' in 1914; the house at what is now 3A possibly served as Glenholme's motor house while the house at #3 appears to have been the home of Miss Tabart's chauffeur and motor mechanic Percy Robinson. After Miss Tabart's death the property was bought by WJ Scott, who lived at 47 Macmillan Avenue. By 1947 the building had been converted into six flats; two years later it was severely damaged by fire. At the time of the fire the occupants included Messrs Rosenberg and Prior, who were university lecturers. The flats were subsequently reinstated; more recently the building was sold in an 'as is, where is' condition' and is currently unoccupied.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. This house appears to have been built for Patricia and Frederick Thrower, a Sydenham jeweller and watchmaker, who had previously lived in Cracroft Terrace. The house has since passed through other hands and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 11 Macmillan Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c. 1955

STYLE

Mid-century Ranch

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and flat roof. Integrated garage on ground floor, overhanging eaves, large picture and casement type windows. Open metal steps lead to main entry on first floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

The property is open to street with a low concrete fence defining the street boundary. A concrete driveway provides access to garaging on the ground floor.

MATERIALS/STRUCTURE

Stucco cladding.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

A post-war house that is consistent with the single-family character of the RHA but stands on a section subdivided from three of the original 1908 Macmillan Brown subdivision lots.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 2/12 Macmillan Avenue
 Christchurch

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

Duplex townhouse with irregular footprint and hipped roof forms. Attached garage occupies nearly the full width of the lot adjacent to the road boundary. Pathway along south-west boundary provides access to entrance door. Casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is the southerly of a duplex that occupies most of the subdivided lot. While the road boundary is partly marked by vegetation, the majority of the frontage is occupied by a driveway providing access to garaging. The distinction between the two lots is marked by a shared letterbox wall and trees.

MATERIALS/STRUCTURE

Cement render, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Contemporary duplex townhouse with asphalted driveway rather than garden setting adjacent to the roadway.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. There was a house on the site by the later 1940s; this was replaced by duplex townhouses in the later 1990s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouse
ADDRESS 1/12 Macmillan Avenue
 Christchurch

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

Duplex townhouse with irregular footprint and hipped roof forms. Attached garage at right angles to road boundary. Panelled entrance door and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The townhouse is the northerly of a duplex that occupies most of the subdivided lot. The road boundary is partly marked by vegetation; the remainder of the frontage is occupied by a driveway providing access to a parking area and garaging. The distinction between the two lots is marked by a shared letterbox wall and trees.

MATERIALS/STRUCTURE

Cement render, tile roof.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Contemporary duplex townhouse with asphalted driveway rather than garden setting adjacent to the roadway.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. There was a house on the site by the later 1940s; this was replaced by duplex townhouses in the later 1990s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Bennett house

ADDRESS 14 Macmillan Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Collins & Harman, architects

DATE OF CONSTRUCTION

c.1911

STYLE

English Domestic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with L-shaped footprint and gable roof forms. Shingled gable ends, exposed rafters, leadlight casement windows. First floor shutters and boxed bay windows with brackets.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is built close to the road boundary and extends along the south-western boundary of the lot. A brick wall marks the road boundary, into which is set an arched entrance gate, a secondary entrance and, in the west corner, a two-car garage.

MATERIALS/STRUCTURE

Timber framing, board-and-batten and weatherboard cladding, brick chimneys, corrugated metal roofing.

ALTERATIONS

Chimneys reconstructed (post-EQs).

RATING

Defining

REASON FOR RATING

This architecturally-designed house dates to the early 20th century and retains its original form and features.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. This house was built for Jessie (nee Coward) and Arthur Bennett, the latter was the general manager of the NZ Shipping Company. The Bennett family held the property until Arthur's death in 1928, when it was transferred to John Hall, a Christchurch famer. In 1944 the property became the home of Ronald Yates, an Auckland seed merchant; since 1961 it has passed through other hands and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

A high level of craftsmanship is evident in keeping with the upper-middle class context and the supervision of a professional architect.

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. The first stage of this house appears to have been built for Elizabeth (nee Sansom, 1878-1947) and Harry Fraer (1873-1953), a draper's assistant with Beath & Co., who had married in 1902. The couple had two children and later lived in Dyers Pass Road. The property was transferred to FC Jenkin in April 1919 and then to Alexander Foreman in December of the following year. It was the home of Frances and Francis Belton, a gas engineer, from 1926 until 1942; during which time the northern wing was erected. It has since passed through other hands.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

11 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Hardie house
ADDRESS 15A Macmillan Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Don Donnithorne, architect
DATE OF CONSTRUCTION	c.1966-68

STYLE

Canterbury Regionalism

PHYSICAL DESCRIPTION

Multi-level dwelling with rectangular footprint and varied roof forms, including a steeply pitched gable roof with ridgeline running perpendicular to the roadway. East elevation overlooking the street has first floor, cantilevered balcony over integrated garage. Feature stone wall on north elevation sheltered by gable roof.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house is located on an elevated site and largely occupies the full width of the lot. Access to the integrated garaging is via a concrete driveway which is flanked by concrete steps to the north. Vegetation marks the remainder of the road boundary.

MATERIALS/STRUCTURE

Concrete block, stone, timber, corrugated metal roofing.

ALTERATIONS

Garage door replaced? (date unknown).

RATING

Defining

REASON FOR RATING

This mid-century dwelling was the first to be erected on Lot 28 of the 1908 Macmillan Brown subdivision; it is architecturally-designed and associated with a notable Cantabrian.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. The house was built for Enid and Norman Hardie (1924-2017); the latter was a mountaineer who was secretary to the 1953 British Expedition to Everest during which Hillary and Tensing Norgay reached the peak of the world's tallest mountain. Norman Hardie was an accomplished mountaineer in his own right and director of Hillary's Himalayan Trust for 22 years. The house is no longer owned by the Hardie family but remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built. The Macmillan Brown Library at the University of Canterbury holds Don Donnithorne's drawings for the Hardie house.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

The house site has the potential to reveal archaeological information relating to its pre-1900 use and development.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

12 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 16 Macmillan Avenue
 Christchurch

PHOTO



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

STYLE

Contemporary bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gabled roof with hip at rear. Symmetrical, south-east-facing, façade; entrance door has sidelight and is flanked by paired casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

The house occupies the full width of the narrow lot with a stand-alone, gable-roofed garage in the front yard and a garden at the rear (north-west) of the site.

MATERIALS/STRUCTURE

Weatherboard and plaster cladding, metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

This house replaced a 1918 dwelling, which had previously been remodelled, after the Canterbury earthquakes.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. This house replaced an earlier dwelling that had originally been built for the poet Jessie Mackay and her sister Georgina in 1918. The two sisters never married and their house became a place of 'pilgrimage' for writers and humanitarians from all over New Zealand. The current house was erected after the Canterbury earthquakes 2010/11.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

14 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. Lot 29 of Macmillan Brown's 1908 subdivision was acquired by Lydia Griffin, the wife of the Rev Thomas Griffin, a Methodist minister then stationed in Greymouth, in September 1910. Lydia Griffin (nee De Carteret, died 1923) raised a mortgage on the property with State Advances in April 1911, which suggests the construction date of the dwelling. The property was transferred to Isabella Schneider, the wife of Johnathan Schneider, a clerk, in August 1918. Isabella was one of the Griffins' four daughters; she had married in 1909 and was in residence in Macmillan Avenue with her husband from 1911. From 1925 until 1950 #17 was owned by Emma Wilson, a widow; after a period in residence, it appears she let the property to Thomas McGregor and then Jocelyn Clarke. Since 1950 the house has since passed through other hands and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are typically designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

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REPORT COMPLETED

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME House
ADDRESS 18 Macmillan Avenue
 Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Allfrey & South, architects; Hillview Construction, contractors
DATE OF CONSTRUCTION	2020
STYLE	
Contemporary bungalow	
PHYSICAL DESCRIPTION	
Two-storey dwelling with irregular footprint, fitted to wedge shaped lot, and shallow gabled roof forms. First floor level with roadway, sloping site accommodates ground floor at rear.	
CONTEXT/SETTING/LANDSCAPE FEATURES	
The house occupies the full width of the narrow lot with parking in the front yard and a garden at the rear (north-west) of the site.	
MATERIALS/STRUCTURE	
Timber, steel.	
ALTERATIONS	
N/A	
RATING	
Neutral	
REASON FOR RATING	
This house was recently erected in place of an earlier dwelling.	

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. The current house replaced the former Cannon/Stewart bungalow (c.1914?) on the site.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

REFERENCES

Gordon Ogilvie *The Port Hills of Christchurch* (Reed, 1991)

John Small *Here, on the Hill – a century of Cashmere's primary school and community* (Cashmere Primary School, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, 2005/2013)

REPORT COMPLETED

14 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN
MACMILLAN AVENUE RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

ITEM NAME former Shaw house
ADDRESS 20 Macmillan Avenue
Christchurch

PHOTO



CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1918?

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre gutter hipped roof. Return veranda; cross-gabled entrance porch.

CONTEXT/SETTING/LANDSCAPE FEATURES

The dwelling is set back from the road boundary within a mature garden that largely screens the house from view. The property slopes away from the road and the house is positioned for views to the north and west.

MATERIALS/STRUCTURE

Timber framing and cladding, corrugated metal roofing.

ALTERATIONS

Extended to west? (c.2015).

RATING

Defining

REASON FOR RATING

An early 20th century house in large well planted garden setting that contributes to the heritage values of Macmillan Avenue.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in Macmillan Avenue, and Cashmere more generally, since the late 19th century. This house was most likely built for Arabella (died 1941) and George (c.1850-1935) Shaw; the latter was a manufacturer's agent. The Shaws' only child Janet (1883-1958) lived with her parents and became known as an authority on home science; according to her obituary she was in charge of the manual training centre at the Normal School for many years. Janet Shaw later shared the house with her aunt Elizabeth King (c.1861-1951) and remained in the family home until her death. The property has since passed through other hands and remains in residential use.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the area date from the late 1890s onwards and illustrate the fashionable residential styles and typologies of the era in which they were built.

CONTEXTUAL SIGNIFICANCE

The house contributes to the established character of the RHA, which arises from the historic development pattern of Macmillan Avenue. The street is notable as an early Cashmere subdivision of upper-middle class houses set in mature gardens. The houses are designed to take in views of the city below and the surrounding landscape.

ARCHAEOLOGICAL SIGNIFICANCE

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

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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REPORT COMPLETED

14 April 2022

AUTHOR

Dr Ann McEwan, Heritage Consultancy Services

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 540
*DWELLING AND SETTING – 2 WHISBY ROAD,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 21/01/15

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The former Macmillan Brown dwelling and its setting has high historical significance as the home of Professor John Macmillan Brown (1845-1935), his wife Helen (nee Connon, c1857-1903) and their two daughters. Macmillan Brown was one of the three founding professors of Canterbury College (later the University of Canterbury) and also served, after his retirement from the college, as Vice-Chancellor and Chancellor of the University of New Zealand. He married Helen Connon in 1886; she was the first woman in the British Empire to graduate MA with honours (1881) and was headmistress of Christchurch Girl's High School for twelve years (1882-94). In 1897 the Macmillan Browns purchased a nine-acre property on the Cashmere Hills to serve as a winter escape from their Fendalton residence. They commissioned Helen's brother-in-law, noted local architect Samuel Hurst Seager, to build them an Arts and Crafts bungalow. It was the third house constructed in the area and was built between 1898 and 1900. The Macmillan Browns' garden was of particular note and was at the time recognised for its collection in New Zealand of native ferns. The Browns were well known for their hospitality at both their Wairarapa Terrace home and up on the hill. Ngaio Marsh's family spent the summer of 1905 staying at 2 Whisby Road, shortly afterwards

commissioning a house from Samuel Hurst Seager to be built in Valley Road Cashmere. Samuel Hurst Seager was Rose Marsh's cousin.

In 1908 Brown, by now a widower, subdivided the property and it was gradually built upon through the 20th century. Macmillan Brown spent the last years of his life living at 'Holmbank' at 35 Macmillan Avenue, which was named for the family's earlier Wairarapa Terrace home. The house remained in the Macmillan Brown family until 1919 and has had other owners since, including the Kennett family, of Kennett's Jewellery, who purchased the house in 1929 and retained family ownership until 2002. Both the Macmillan Browns and the Kennetts made the move to the Port Hills for health reasons, seeking an escape from the cold and damp of Christchurch winters. The house has a Heritage New Zealand Heritage Covenant over it and remains in private ownership.

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 Macmillan Brown dwelling has cultural significance as an example of the early residential development that occurred on the Port Hills as a retreat from the city rather than a primary place of residence. It also has cultural significance due to the people who were responsible for its erection, the Macmillan Browns and Samuel Hurst Seager, all of whom made major cultural contributions to the artistic and intellectual life of New Zealand in the late 19th and early 20th centuries. In the early decades of the 20th century Cashmere was a particular reflection of the cultural residential patterns of the city and was considered to have developed a distinct sense of community based on its early popularity with intellectuals, artists and university people. Thus the former Macmillan Brown dwelling has cultural significance as an embodiment of this suburban typology.

The site of the former Macmillan Brown dwelling also has cultural significance for Maori. 'Early Maori, Ngati-Mamoe and Ngai Tahu, knew the foot of Cashmere as Iringa o Kahukura, the setting-up of the Kahukura (rainbow god). The base of the Cashmere Hill and the Spur now known as Cashmere Hill formed part of a well travelled trail from Riccarton bush to Rapaki and possibly to the Pa at Ohinetaha (Governors Bay) during tribal wars between the Ngati-Mamoe, residents of the Lyttelton Harbour area and the Ngai Tahu from the north'.

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 Macmillan Brown dwelling has high architectural and aesthetic significance as one of the earliest bungalows in New Zealand and because it represents a significant stage in Samuel Hurst Seager's architectural development. Seager (1855-1933) has been considered a visionary in regard to his views on New Zealand architectural style and he made a considerable contribution to the built environment of Christchurch. Born in England, Seager arrived in New Zealand in 1870 and then returned to England in the early 1880s to study architecture. In 1887 he married Hester, the sister of Helen Connon. Samuel Hurst Seager's cottage for the Macmillan Browns is regarded as a milestone in the history of New Zealand domestic architecture and it was the forerunner to his garden suburb development at The Spur.

Seager designed a wide variety of buildings throughout his career and from the early 20th century was increasingly interested in the wider planning context in which people lived and worked. He contributed to the Workers' Dwellings programme of the early 1900s and was the organising director of New Zealand's first town planning conference in 1919. He was also the 'official architect of New Zealand's battlefield memorials' in the early 1920s and an acknowledged expert on art gallery lighting. In about 1929 he left Christchurch for Wellington and thence retired to Sydney where he died in 1933.

The cottage built 1898-1900 is a small single-storey building with a rectangular footprint, low-pitched gable roof forms, grouped casement windows and unlined panelled interior. It stands within a reasonably generous garden setting, which may still feature remnants of Helen Brown's original planting scheme. Although some alterations have been made to the dwelling, including the addition of a room at the northwest corner, and the extension of the living room window and the kitchen, the original form and character of the dwelling remain.

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 Macmillan Brown dwelling has technological and craftsmanship significance due to its unusual structure which has been likened to that of a log cabin. The single skin walls of the house were formed by interlocking 2"x4" boards which project at the corners of the house to create a buttressing effect. It has the ability to provide evidence of a particular building type at the end of the 19th century.

CONTEXTUAL SIGNIFICANCE

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

The former Macmillan Brown dwelling has contextual significance for its siting to maximise those aspects of the property that could contribute to a healthy living environment. The dwelling also has high contextual significance within the oeuvre of leading New Zealand architect Samuel Hurst Seager, particularly as regards his Arts and Crafts bungalow designs, especially those at The Spur. The dwelling also has contextual significance for its association with the Macmillan Brown library at the University of Canterbury, which was established and endowed by Professor Brown, and his 1908 Cashmere subdivision that was centred upon Macmillan Avenue.

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 Macmillan Brown dwelling has archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The former Macmillan Brown dwelling has high overall significance to the Christchurch District, including Banks Peninsula, as the home of Professor John Macmillan Brown his wife Helen (nee Connon,) and their two daughters as well as a being designed by architect Samuel Hurst Seager. The dwelling has high historical significance as a winter retreat for the Macmillan Browns and as one of the first residential buildings to be erected on the Cashmere Hills. The former Macmillan Brown dwelling has cultural significance as a particular reflection of the cultural residential patterns of the city and was considered to have developed a distinct sense of community based on its early popularity with intellectuals, artists and university people. The former Macmillan Brown dwelling has high architectural significance for its association with Samuel Hurst Seager and landmark status within the history of New Zealand architecture. The dwelling has technological significance due to its unusual interlocking timber construction and contextual significance in relation to its garden setting and other houses designed by S H Seager, especially those at The Spur. The former Macmillan Brown dwelling has archaeological significance given the potential for pre-1900 evidence to be discovered on the site.

REFERENCES:

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Margaret Lovell-Smith *Easily the Best: the life of Helen Connon Brown 1857-1903* (Christchurch, 2004)

Thelma Strongman *The Gardens of Canterbury* (Wellington, 1984)

John Wilson et al *Christchurch Contextual Historical Overview* (for Christchurch City Council, June 2005)

REPORT DATED: 27 NOVEMBER 2014

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

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