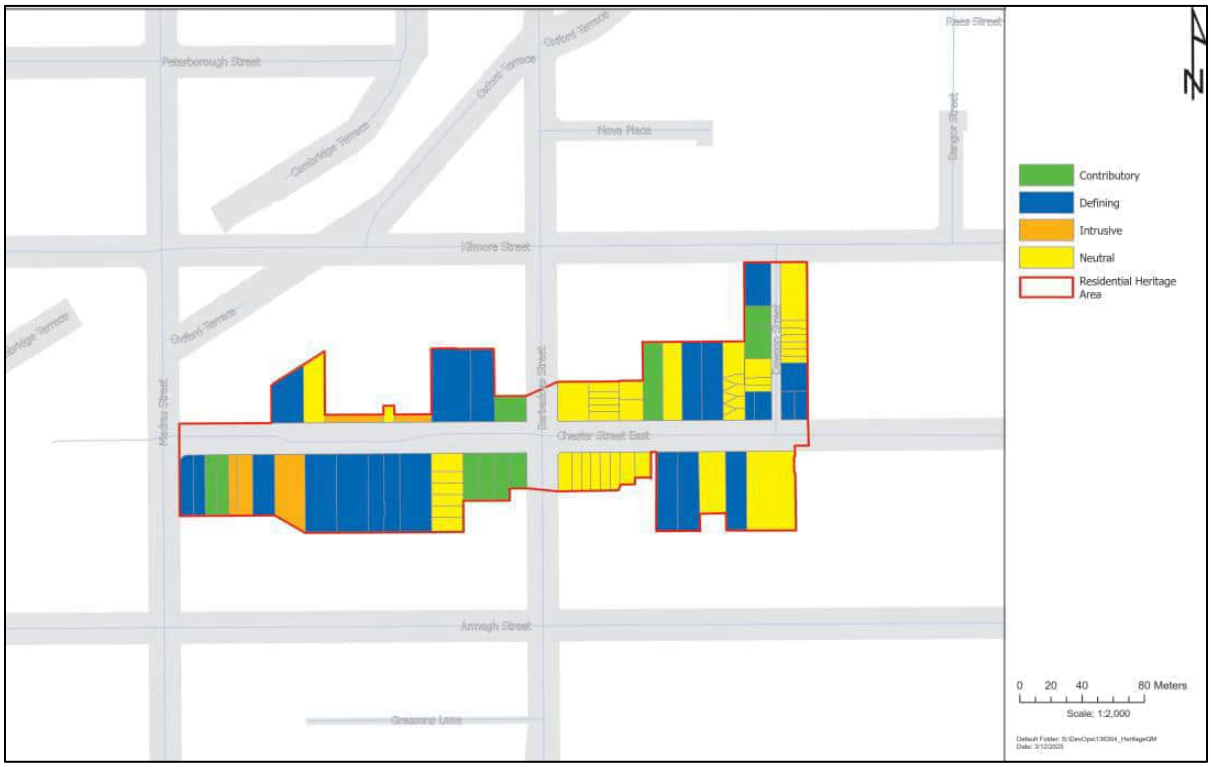
CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET (HA2) RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Map – December 2025

The Chester Street East / Dawson Street Residential Heritage Area encompasses Dawson Street, including those properties addressing Kilmore Street, and all those properties in the section of Chester Street East bounded by Madras Street in the west and extending to the Chester Street Reserve and 147 Chester Street in the east.

Summary of Current Heritage Protection and Recognition

There are 50 properties in the area, including three scheduled items: 250 Kilmore Street (scheduled item 319) and the duplex townhouses at 86-88 and 98-100 Chester Street East (scheduled items 115 and 116 respectively). The Chester Street East properties are also listed by Heritage New Zealand Pouhere Taonga (list entries # 1881 & 7323).

There are no significant trees located within the Heritage Area that are scheduled on the district plan.

Christchurch District Plan Zoning

The properties within the HA are zoned Residential City Centre; Chester Street East Reserve has an Open Space Community Parks zoning.

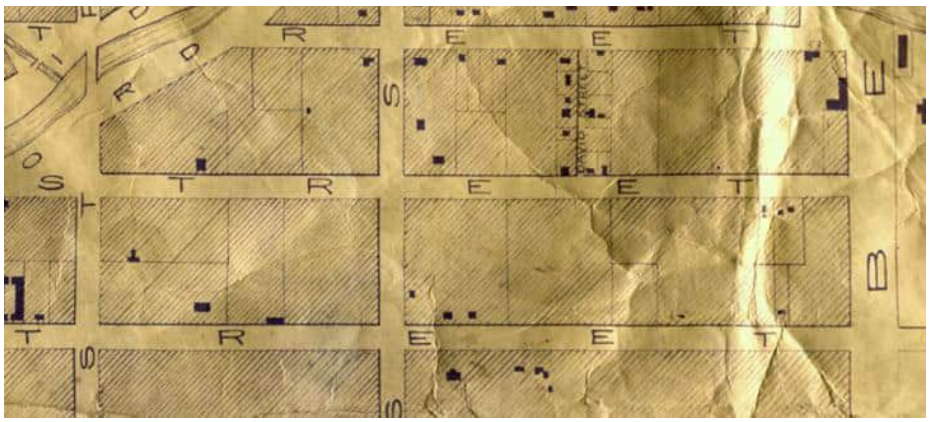
Summary of Heritage Values:

This Heritage Area is comprised of a recreational reserve, an electricity substation and 50 residential properties, which chronicle the history of development from the mid-19th century until the present day. The area embodies historic, architectural and contextual values relating to its historic demographic profile, range of domestic typologies and styles and its central city location.

The area is located within the north-eastern sector of the inner-city, south of both the Ōtākaro Avon River and a site of great importance to Ngāi Tahu, the kāinga of Ōtautahi. The original 1850 colonial survey of Christchurch laid out the path of Chester Street and by 1858 a private road, known as David Street and then Carter's Lane before it was given its current name in 1915, had been formed on Town Reserve 170 between Kilmore Street and Chester Street. Within the area houses date from the mid-19th century onwards and represent a range of domestic typologies and styles, including the colonial vernacular cottage, Victorian and Edwardian villas, and over a century of townhouse design.

The dwellings within this area are a mixture of single-family homes and townhouses, the latter dating to the early 1890s, later 20th and early 21st centuries. They address the street, typically occupy rectangular lots, and represent a diverse population of early residents; from labourers and warehousemen to architects and lawyers.

Although there are four vacant lots within the area, three of which were cleared following the 2010/2011 Canterbury earthquakes, the area retains a good level of integrity and authenticity. The intimate scale and character of Dawson Street is particularly notable in comparison to the small inner-city streets north of Salisbury Street, which have largely been transformed by redevelopment and intensification over the last ten years.



Detail from CE Fooks' survey plan of Christchurch, 1862; showing the development of Dawson Street (then David) by this time. CCLMaps 212667.

History of Subdivision and Development:

'Although Ōtautahi is the general Māori name used nowadays for Christchurch, it is specifically a kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place) on the banks of the Ōtākaro (Avon River). There are numerous references to the location of the kāinga nohoanga, but all place it within the same general area: the junction of the now-disappeared Free's Creek and the Ōtākaro, or St Mary's Creek and the Ōtākaro, or near Kilmore St close to the present-day Christchurch City Fire Station. The settlement was established by Tautahi, the son of the Ngāi Tahu rangatira (chief) Huikai. Tautahi and his people stayed here during their frequent food-gathering expeditions to the extensive wetlands that once existed throughout Christchurch. In 1868 Hakopa Te Ata-o-Tū from Ngāi Tūāhuriri claimed Ōtautahi as a mahinga kai in the Native Land Court, which the Court dismissed on the basis that the land had already been sold. During the 1879 Smith-

Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tūāhuriri kaumātua recorded Ōtautahi as a kāinga nohoanga, he kāinga tūturu, and kāinga mahinga kai. The foods gathered here included tuna (eels), inaka (whitebait), mata (juvenile whitebait), kōkopu (native trout), koukoupara (giant kōkopu), pārera (grey duck), pūtakitaki (paradise duck), raipo (New Zealand scaup), tataa (brown duck), pāteke (brown teal), pora ('Māori turnip') and aruhe (bracken fernroot).'[1]

The colonial survey of 1850 established the grid pattern of central Christchurch. In 1858 the parcel of land bounded by Kilmore Street, Barbadoes Street, Chester Street East and the Town Belt (Fitzgerald Avenue), which had been set aside for an abattoir and slaughterhouses, was offered for sale by the provincial government. This block included Town Reserve 170, on which Dawson Street was subsequently developed. By 1862, when CE Fooks mapped the city (see above), there were very few buildings located on that portion of Chester Street East which is within the Heritage Area; by contrast David Street was already well-developed. In 1877 there was only one building on the south side of Chester Street East between Madras and Barbadoes Streets but the north side boasted a handful of buildings and east of Barbadoes Street was already quite built up. The dwellings erected in the later 19th century on lots between Madras and Barbadoes Streets tended to larger in scale and typically became the homes of higher-class families.

SALE OF TOWN RESERVES.

PUBLIC NOTICE.

NOTICE is hereby given, that the several Sections of LAND specified in the subjoined list (comprising all the unsold portions of the Town Reserves of Christchurch) will be put up to Sale by Public Auction, at the White Hart Hotel, Christchurch, on TUESDAY the Fourth day of May next (subject to the usual conditions of sale), in addition to those already notified.

Sale to commence at Twelve o'clock.

By order of His Honor the Superintendent,

T. B. KEELE,

For the Provincial Secretary.

Provincial Secretary's Office, Christchurch, April 20, 1858.

LOT.	SECTIONS.	AREA. A. R. P.	PRICE. £ s. d.
154	No. 48	1 0 17	57 10 6
155	„ 66, 67, 68	3 1 11	172 11 6
156	„ 204, 205, 206	3 3 30	204 15 0
157	„ 384, 385, 393A, 394A	2 0 32	114 8 0
158	„ 395A, 396, 398	2 3 26	151 9 0
159	„ 400, 401, 402, 403	4 1 30	230 15 0
160	„ 395, 397, 399	3 1 12	172 18 0
161	„ 393, 394	2 0 35	115 7 6
162	„ 391, 392	0 3 8	41 12 0
163	„ 415, 417	2 0 35	115 7 6
164	„ 425, 427	2 0 35	115 7 6
	The following lots are situate between Kilmore Street East, Chester Street East, Barbadoes Street, and the Town Belt, and comprise the sites originally reserved for an Abattoir and Slaughter Houses.	28 2 31	£1492 1 6
165	No. 571	1 0 0	52 0 0
166	„ 572	1 0 0	52 0 0
167	„ 573	1 0 0	52 0 0
168	„ 574	1 0 0	52 0 0
169	„ 575	1 0 0	52 0 0
170	„ 576	1 0 0	52 0 0
171	„ 577	1 0 0	52 0 0
172	„ 578	1 0 0	52 0 0
173	„ 579	1 0 0	52 0 0
		37 2 31	£1960 1 6

Lyttelton Times 24 April 1858, p. 5. PapersPast.

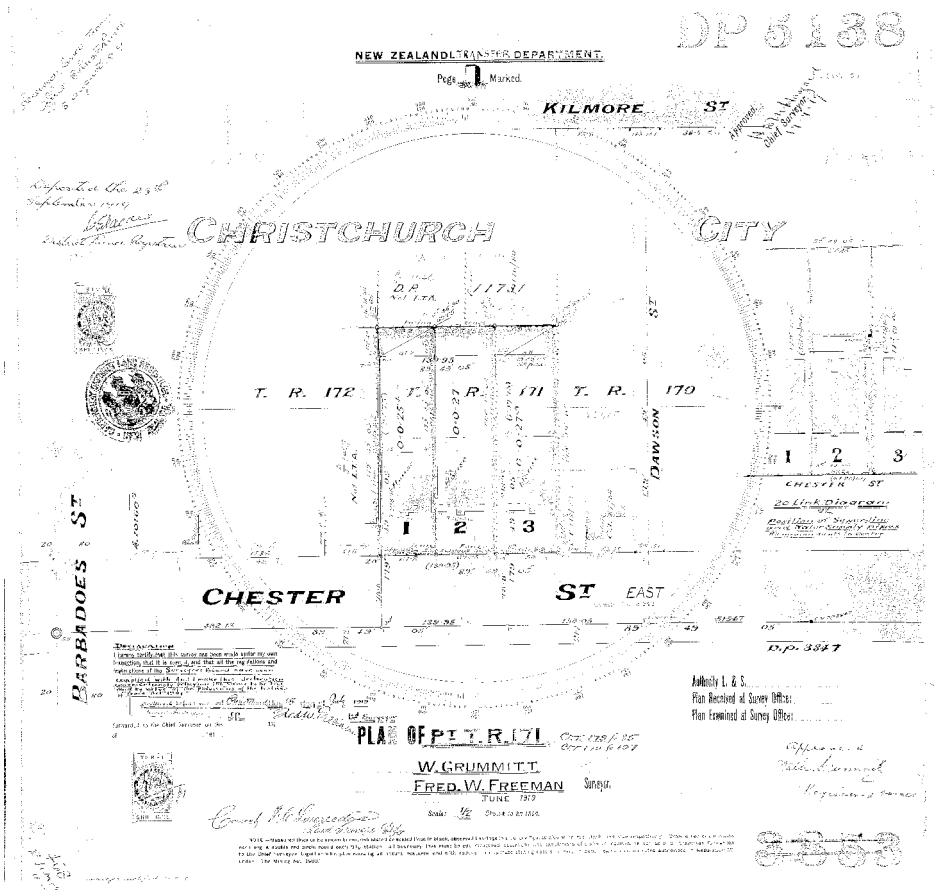
Small cottages at the east end of the Heritage Area, including those in Dawson Street, were typically rental properties in which lived tradesmen and artisans. As tenants (eventually owners), Joseph and Mary Scarlett lived in No. 6 Dawson Street between the mid-1890s and mid-1910s; Joseph was a builder, as was William Gladden who owned the property between 1860 and 1913. Further west, even a large-scale villa such as that at 154 Chester Street East could be a rental property; in this case a Mrs Hunter owned the

[1] Ōtautahi: Kā Hura Manu; https://www.kahurumanu.co.nz/atlas.

house between 1895 and c.1920 but it was occupied in the early 20th century by Henry Heilyer, a warehouseman, and Arthur Peverill, a photographer.

In November 1877 a petition, which asked that the city council take over Carter's Lane, was presented by six Dawson Street owners and occupiers; it was accepted in November 1878. Already, in January of that year, the council had laid concrete kerbing in Carter's Lane, suggesting that the private status of the roadway was in name only by that time. A second petition from local residents seeking a name change to Dawson Street was accepted by the council in September 1915; at that time it was felt that the small street had come to be thought of as undesirable and the petitioners wanted to improve things in the neighbourhood.

The cluster of four square-plan cottages on the south side of Chester Street East immediately west of Barbadoes Street appear to have been built in c.1880. No. 128 was offered for rent in November of 1882 and was initially the home of Alfred Thornton, an upholsterer. On the north side of Chester Street East Walter Grummitt, a draper, built three houses in c.1900, one for himself, one for his business partner and another for rental. Two of the three Grummitt square-plan villas survive (Nos. 131 and 133).

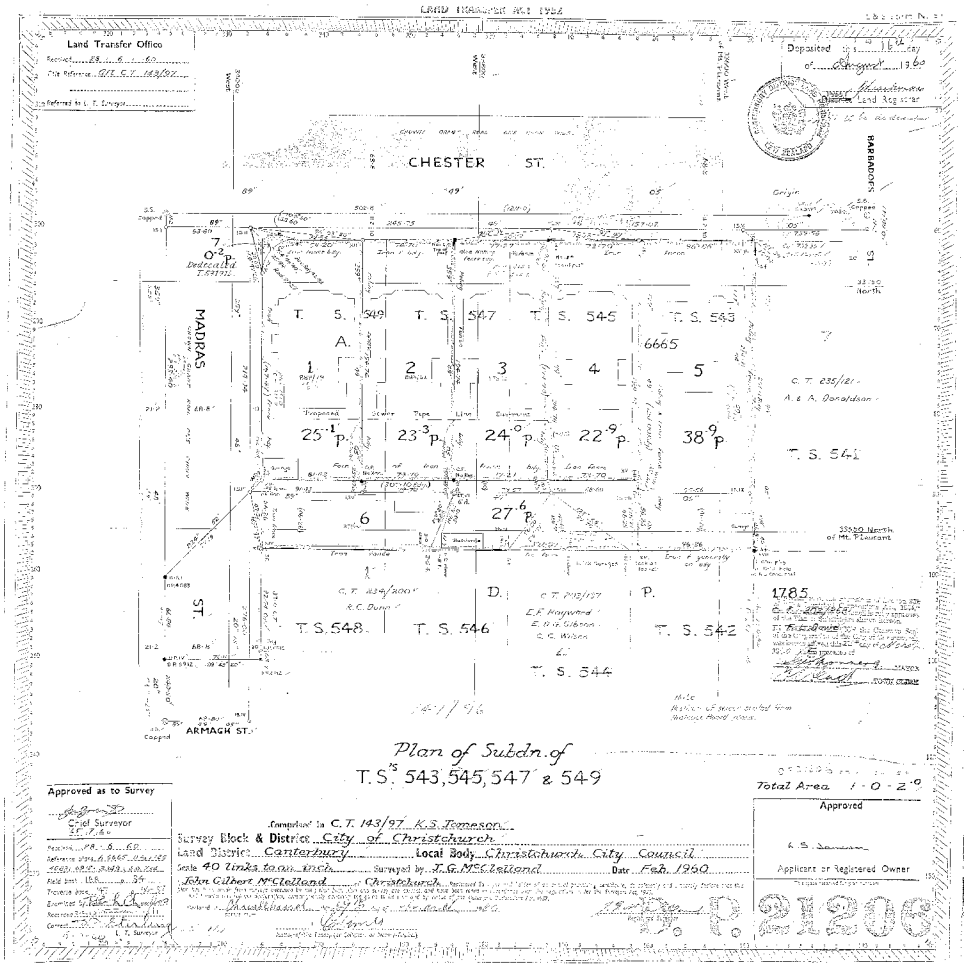


DP 5138, dated June 1919, showing houses at 131, 133 and 137 Chester Street East that had been built by Walter Grummitt. QuickMap.

Of the fourteen townhouse or apartment buildings within the Heritage Area, the oldest were built in the early 1890s by William Widdowson on a large property he owned at the corner of Madras Street and Chester Street East. These townhouses (two of the four built by Widdowson were demolished after the Canterbury earthquakes) represent an early instance of medium-density housing in the inner-city. After the turn of the 20th century a number of houses in Chester Street East and the hospital that once stood at 254 Kilmore Street were offering board or bed and breakfast accommodation; this would likely have increased the number of people living within the Heritage Area. Between c.1970 and 2000

seven apartment buildings were erected in Dawson Street and Chester Street East, thus continuing the pattern established by Widdowson. The five townhouse developments undertaken since 2011 attest to the ongoing desirability of living in the central city. With a couple of exceptions the 30 stand-alone dwellings in the area were all built before the Great Depression.

After the 2011 Canterbury earthquake the section of Chester Street East west of Barbadoes Street was red zoned, the remainder of the Heritage Area being located within Zone 2 of the CBD cordon. A number of buildings within the area were subsequently demolished and some sites remain vacant, while others have been redeveloped. Having acquired the Chester Street East Reserve in 2010, Christchurch City Council upgraded the pocket park in c.2015.



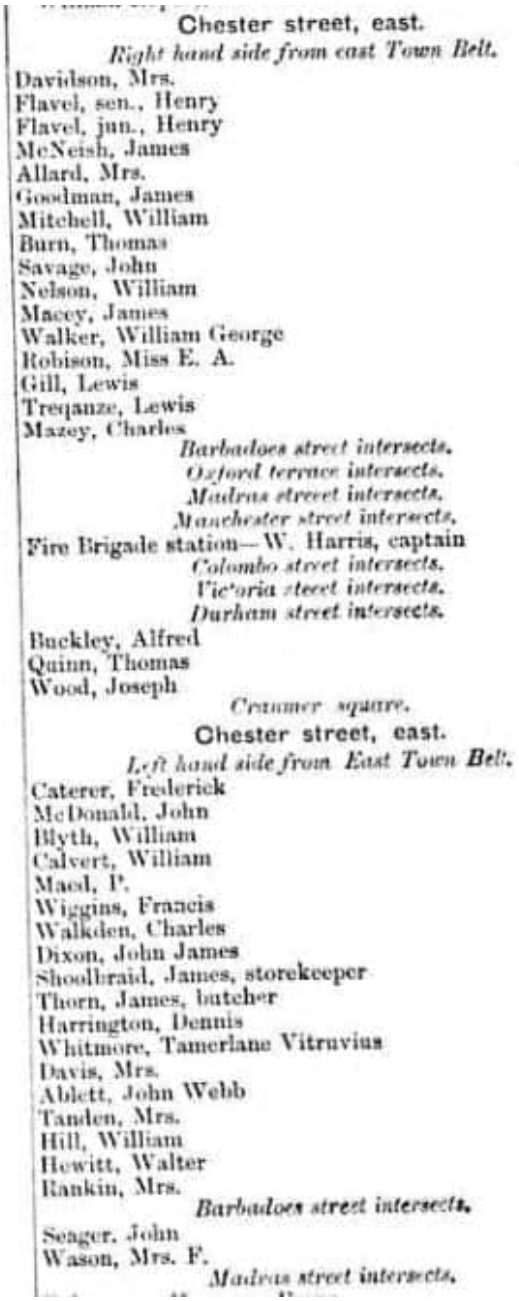
DP 21206, dated February 1960, showing footprint of the four Widdowson duplex townhouses. QuickMap.

West end of Chester Street East in July 2021. A McEwan.

Historic names and uses

Chester Street East was named, as were a number of streets within the central city, after an Anglican bishopric in the United Kingdom. Chester is in the north-west of England, south of Liverpool. Separated by the Ōtākaro Avon River, the east and west portions of Chester Street were being distinguished from one another as early as 1858 (CCL Street Names Index).

Dawson Street was initially a private road called David Street; by 1876 it had become known as Carter's Lane, named after a local resident. (James Carter's house in Dawson Street is no longer extant). In September 1915 the name of the street was changed to Dawson Street at the behest of its residents; the origin of the name 'Dawson' is unknown at this time (CCL Street Names Index).



Chester street, east.

Right hand side from east Town Belt.

Davidson, Mrs.
Flavel, sen., Henry
Flavel, jun., Henry
McNeish, James
Allard, Mrs.
Goodman, James
Mitchell, William
Burn, Thomas
Savage, John
Nelson, William
Macey, James
Walker, William George
Robison, Miss E. A.
Gill, Lewis
Treqanze, Lewis
Mazey, Charles

Barbadoes street intersects.
Oxford terrace intersects.
Madras street intersects.
Manchester street intersects.

Fire Brigade station—W. Harris, captain

Colombo street intersects.
Victoria street intersects.
Durham street intersects.

Buckley, Alfred
Quinn, Thomas
Wood, Joseph

Cranmer square.

Chester street, east.

Left hand side from East Town Belt.

Caterer, Frederick
McDonald, John
Blyth, William
Calvert, William
Maed, P.
Wiggins, Francis
Walkden, Charles
Dixon, John James
Shoolbraid, James, storekeeper
Thorn, James, butcher
Harrington, Dennis
Whitmore, Tamerlane Vitruvius
Davis, Mrs.
Ablett, John Webb
Tanden, Mrs.
Hill, William
Hewitt, Walter
Rankin, Mrs.

Barbadoes street intersects.

Seager, John
Wason, Mrs. F.

Madras street intersects.

Residents of Chester Street East: *Wises's Post Office Directory*, 1878-1879.

Distinctive Physical Characteristics:

- Chester Street East conforms to the standard dimensions of the city's colonial grid pattern, while Dawson Street reflects the ad hoc development of a single Town Reserve from 1858 onwards.

- Dawson Street is of an intimate scale reflecting its origins as a private road.

- The style of dwellings varies according to their genesis as either working-class vernacular homes, crafted by builders into colonial cottages or modest villas, or middle-class houses and townhouses, which exhibit Italianate, bay, villa or bungalow stylings.

- The houses and townhouses within the area are one or two storeys in height; the latter are either townhouses or single-family homes largely concentrated at the western end of the area where they denote the higher socio-economic status of their original owner-occupiers.

- Timber and corrugated metal are the predominant building materials.

- Standard footpaths extend along both sides of Chester Street East; Dawson Street lacks footpaths but has concrete edged planters positioned along its length to calm traffic and offer pedestrian refuges at intervals.

- From the west end of Chester Street East can be seen the Edmonds Clock Tower (1929), the open space associated with the Ōtākaro Avon River and the urban environment of the central city. Street trees and berms along the length of Chester Street East create the sense of a suburban residential neighbourhood.

- The Chester Street East Reserve provides an open space recreational amenity where once stood a number of houses stood.

An aerial view of the area in 1940-44. Canterbury Maps.

The Significance of the Area to the Heritage of Christchurch:

The historic heritage significance of this area lies in its historical and social value as a place of mixed-class residence that dates from the earliest years of colonial Christchurch. Cultural values are associated with the proximity of the area to the Ōtākaro Avon River and the kāinga of Ōtautahi, as well as the changing demographics of the area since the European settlement of Christchurch. The area's architectural and aesthetic value resides in its housing designs and typologies, which date predominantly from c.1860 until the 1920s. The craftsmanship value of the houses is generally typical of the period in which they were built. Contextual values relate to the area's inner-city setting and mix of streetscape environment. Archaeological values may arise from the area's proximity to Ōtautahi and to the residential development that has occurred within the area since the later 1850s.

Historical/Social

The historic value of this area arises from its demonstration of the colonial settlement of central Christchurch, the mix of people who contributed to the development of the city and the ongoing social patterns associated with a range of housing typologies.

The class and social status of some of the area's early residents, including Colonel James de Renzie Brett (died 1889, 110 Chester Street East) and the lawyer James Cassidy (died 1920, 106 Chester Street East), can be discerned from the obituaries they received in contemporary newspapers. Equally the less well-to-do men and women who lived and worked in Chester Street East and Dawson Street in the late 19th and early 20th centuries contributed their labour to the city as builders, warehousemen and labourers. The age and housing types in the area attest to the close proximity in which members of different social groups lived in early Christchurch.

Plaques on the wall outside 86 Chester Street East. Dr A McEwan, July 2021.

Cultural/Spiritual

The cultural value of the area is derived from its proximity to the nearby river and kāinga site, which have a high level of significance to mana whenua, and for its demonstration of the way of life of the people who have lived in the area since the mid-19th century. The esteem in which the 'Chesterfields' neighbourhood is held by members of the community can be seen in the heritage recognition of the surviving Widdowson townhouses and the community's sense of identity.[2]

[2] https://ccc.govt.nz/culture-and-community/central-city-christchurch/live-here/our-central-neighbourhoods/chester-east-neighbourhood

'Chester Cottage' (c.1860?). A McEwan, July 2021.

Architectural/Aesthetic

The houses within this area have aesthetic values related to their style and typology, which provide a visual chronology of working and middle-class residential development from the 1860s until the present day. A small number of architects appear to have been involved in the design of houses within the area, including architect/developer William Widdowson (86-88 & 98-100 Chester Street East, early 1890s).

The England Brothers, one of the city's most well-known turn of the 20th century architectural practises, may have designed the house at 87 Chester Street East and the houses at 107 (c.1895?) and 109 (c.1899?) Chester Street East was likely designed by former City Surveyor, Cornelius Cuff. The style and detailing of other later 19th and early 20th century houses in the area demonstrate the skills and capacity of the city's builders at the time.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand vernacular housing since the beginning of colonial settlement.

Contextual

The contextual value of the Heritage Area arises from the development pattern created by Chester Street East and Dawson Street. Mature trees, garden plantings and boundary fencing help to create the residential character of the area, which has accommodated townhouse developments for over 120 years. The Chester Street East Reserve is a modern council reserve that provides an open space amenity to local residents and visitors to the area. The intimate scale of Dawson Street makes a distinctive contribution to visual character of the city.

Archaeological

Multiple archaeological values, pertaining to Maori settlement and food gathering at Ōtautahi and colonial residential development since the 1850s, may be revealed within this area.

Principal References

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

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

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

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

https://www.heritage.org.nz/the-list/details/1881

https://www.heritage.org.nz/the-list/details/7323

REPORT COMPLETED	31 August 2021 / revised 12 May 2025
	Revised 24 October 2025 (Amanda Ohs)
AUTHOR	Dr Ann McEwan / Heritage Consultancy Services

List of sites included in the Residential Heritage Area (RHA)

Name of Building / Structure / Site	*Address*	*HNZPT List Entry*	*Contribution to Heritage Area*
Townhouses	86-88 Chester Street East	Yes List entry # 1881	Defining [Scheduled item # 113]
House	87 Chester Street East		Defining
House	89 Chester Street East		Neutral
Townhouse	90A/90B Chester Street East		Contributory
Fire station site [part thereof]	91 Chester Street		Intrusive
Electricity substation	91E Chester Street East		Neutral
Townhouse	92 Chester Street East		Contributory
Vacant site	94 Chester Street		Intrusive
Vacant site	96 Chester Street		Intrusive
Townhouses	98-100 Chester Street East	Yes List entry # 7323	Defining [Scheduled item # 116]
Vacant site	102 Chester Street / 294 Madras Street		Intrusive
House	106 Chester Street East		Defining
House	107 Chester Street East		Defining
House	109 Chester Street East		Defining
House	110 Chester Street East		Defining
House	111/113 Chester Street East		Contributory
House	114 Chester Street East		Defining
Townhouses	1-5/115 Chester Street East		Neutral
House	116 Chester Street East		Defining
House	118 Chester Street East		Defining
Townhouses	119/119 A-D Chester Street East		Neutral
Townhouses	1-6/120 Chester Street East		Neutral
Townhouses	1-2/123 Chester Street East		Neutral
House	124 Chester Street East		Contributory
House	125 Chester Street East		Contributory
House	126 Chester Street East		Contributory
House	128 Chester Street East		Contributory
House	129 Chester Street East		Neutral
House	130 Chester Street East		Contributory

House	131 Chester Street East		Defining
House	133 Chester Street East		Defining
Townhouses	1-8/137 Chester Street East		Neutral
'Chester Cottage'	139 Chester Street East		Defining
Townhouses	1-7/140 Chester Street East		Neutral
House	141 Chester Street East		Defining
Townhouse	1/142 Chester Street East		Neutral
House	144 Chester Street East		Defining
House	145 Chester Street East		Defining
House	147 Chester Street East		Defining
House	148 Chester Street East		Defining
Flats	1-6/150 Chester Street East		Neutral
House	154 Chester Street East		Defining
Chester Street East Reserve	160 Chester Street East		Neutral
House	6 Dawson Street		Defining
Flats	1-3/7 Dawson Street		Neutral
Townhouses	8/10/12 Dawson Street		Neutral
House	11 Dawson Street		Contributory
House	13 Dawson Street		Contributory
House	250 Kilmore Street		Defining [Scheduled item # 319]
Flats	254 Kilmore Street		Neutral

Key for Contribution to HA

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

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

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

Neutral
Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new

pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

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

Context Record Form

Chester Street East and Dawson Street Record Form

Area/Element Description
Chester Street East is the eastern portion of roadway that runs on an east-west axis through the city centre; at its mid-point the street is interrupted by Victoria Square and Ōtākaro Avon River. Dawson Street runs perpendicular to Chester Street East, linking it with Kilmore Street.

Contributing landscapes
Ōtākaro Avon River

Street and block pattern
Grid

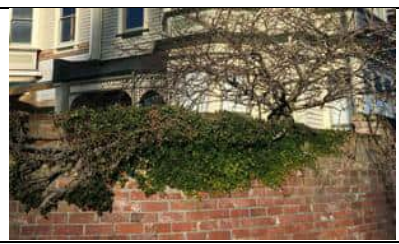
Section layouts
Variable section size.

Key Long views
N/A

Key Short views
Open space of Ōtākaro Avon River from the west end of Chester Street East.

Contextual Significance
The private development of Dawson Street through the block bounded by Kilmore Street, Chester Street East, Barbadoes Street and Fitzgerald Avenue is notable, as is overall integrity of the streetscape that has been maintained within this part of the central city.

Inventory of Public Realm Features

Feature	Description	
Open space	Chester Street East Reserve (Rating: Neutral)	
Streams	N/A	
Cemetery	N/A	
Landmarks	N/A	
Memorials	N/A	
Plaques	N/A	
Gates / pillars	Variety of domestic gates and pillars (Rating: Contributory)	
Paths	N/A	
Structures	N/A	
Fences	Variety of fences (Rating: Contributory)	As above
Walls	Brick and masonry walls (Rating: Neutral)	
Wharfs / piers	N/A	
Steps	N/A	
Seats	N/A	
Signs	N/A	

Lighting	Fabricated steel arm occlyte (Rating: Neutral)	
Materials	N/A	
Colours	N/A	
Street	Chester Street East – two lanes with traffic calming measures, angled parking, footpaths, berms and street trees (Rating: Contributory) Dawson Street – single lane with concrete planters, parking spaces (Rating: Defining)	
Street trees	Planted along Chester Street East (Rating: Contributory)	
Building setback	Irregular (Rating: Contributory	
Ancillary buildings	Garages predominantly at the rear of sites (Rating: Neutral)	
Trees	Variety of exotic and native trees (Rating: Contributory)	
Vegetation	Mixed vegetation (Rating: Contributory)	
Views	To west towards river environment and city centre (Rating: Neutral)	

Appendix 1

Individual site record forms

Christchurch City Council

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 113
DWELLINGS AND SETTING – 86-88 CHESTER STREET EAST, CHRISTCHURCH

PHOTOGRAPH : M.VAIR-PIOVA, 10/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The semi-detached townhouses at 86-88 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The townhouses are two dwellings from a development of eight very similar dwellings, of which four remain following the earthquakes of 2010 – 2011. Widdowson immigrated to Christchurch in the 1850s and undertook the development c. 1892. He was employed for a time by the Provincial Government of Canterbury as an Inspector of Works, as well as time on the North Canterbury Board of Education. Certificates of Title show he purchased the easternmost property of the four sites in 1879 and the further three sections in 1890. Widdowson lived at the property adjacent to the sections he developed from 1880 to 1914 and died a year later in 1915. The Victorian townhouses remained in the ownership of Widdowson's family until 1961. They continue to be used as private dwellings today. Both buildings were damaged by the 2010 – 2011 Canterbury earthquake cycle and repair proposals are understood to be being developed for both dwellings.

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 Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. Residential development in the area east of Madras Street up to Fitzgerald Avenue included a number of single storey Victorian and Edwardian era duplexes.

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.

86-88 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and the matching form with 98-100 Chester Street East. The only comparable development was the group of two semi-detached two storey dwellings in Churchill Street which were constructed around three years later, and were simpler in form. However, these, along with two sets of the Chester Street dwellings, have been demolished following the Canterbury earthquakes leaving 86-88 and 98-100 Chester Street East as the only developments of this time and type. The Chester Street dwellings are designed in a plain Victorian Italianate style. An early plan shows that all the townhouses were identical in their footprint apart from 86 Chester Street East. This corner site differs by having two principal facades on the Madras Street and Chester Street East junction. The other dwellings have only one principal façade on Chester Street East and each section was separated by brick and plaster fire walls.

The main façades are symmetrical. The rounded bays with capped roofs, finials and eave brackets relate to the influence of American pattern book architecture of this date particularly that of San Francisco. 86 Chester Street East has semicircular bays on the north facade and square bays with gables on the west facade. The near identical form and scale of these semi-detached townhouses to the remaining pair at 98-100 Chester Street East affords aesthetic significance to these dwellings.

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.

86-88 Chester Street East have technological and craftsmanship significance for what they may reveal about the use of materials of the time and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. Previously the dwellings also have internal brick and plaster fire walls, an important safety feature for neighbouring timber dwellings, but these have been damaged following the Canterbury earthquakes.

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 setting for 86-88 Chester Street East consists of the immediate land parcel for both dwellings and is a long narrow area of land for the building. With the loss of two of the Chester Street East townhouses some of the contextual significance of 86-88 Chester Street East has been lost. However, the dwellings still have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 98-100 Chester Street East with the degree of consistency and scale being significant. The site of 86-88 Chester Street East on the corner of Madras Street is also relatively prominent and adds to its landmark significance. Grouped townhouses were uncommon in Christchurch during the late colonial era and despite the loss of two of the buildings their heritage value remains. A row of brick terrace townhouses, Blackheath, still remains in Sydenham. The townhouses are in proximity to listed items including the Edmond's Clock Tower, undergoing repairs following the Canterbury earthquakes, and telephone kiosk, as well as the avenue of Poplars along the Avon River between Madras and Manchester Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

ASSESSMENT STATEMENT

86-88 Chester Street East and its setting are of heritage significance to Christchurch including Banks Peninsula. The semi-detached townhouses at 86-88 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use as dwellings until today. The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. 86-88 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for the matching form with 98 -100 Chester Street East. The dwellings have technological and craftsmanship significance for what they can reveal for their use of materials of the time, and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. They have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 98-100 Chester Street East with the degree of consistency and scale being significant. The site of 86-88 Chester Street East on the corner of Madras Street is also relatively prominent and adds to its landmark significance. The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

REFERENCES:

Christchurch City Council, *Heritage File, 86-100 Chester Street East*

Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Semi-Detached Victoria Town Houses – 86-100 Chester Street East* - 2011

REPORT DATED: 19/11/2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Pollard house
ADDRESS	87 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	England Brothers, architects?
DATE OF CONSTRUCTION	c.1915?

STYLE

Bungalow

PHYSICAL DESCRIPTION

Two-storey dwelling with squat rectangular footprint and gable roof forms. Shingled gable ends, exposed rafters, sunhoods, oriel and bay windows. Casement windows, some with leadlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is close to the road boundary behind a block wall.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, brick pier at south-west corner, corrugated steel roofing.

ALTERATIONS

Garage erected (c.2000).

RATING

Defining

REASON FOR RATING

An early 20th century dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in 1915, possibly to the design of noted local architectural practise, the England Brothers. The home of Emily Pollard until her death in 1937, the house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. It appears that there was an earlier (pre-1877) dwelling on the site.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Press 25 August 1900, p. 12.
Sun 20 February 1915, p. 16.

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	89 Chester Street East Christchurch
PHOTO	

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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Single-storey house with elongated footprint and hip roof forms. Forward bay houses garage; inset entry, metal window frames.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary with metal railing fence and sealed driveway.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling (demolished c.2012) and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Townhouse
ADDRESS	90A/90B Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Fulton Ross Team Architecture
DATE OF CONSTRUCTION	2015

STYLE

Contemporary Domestic Revival

PHYSICAL DESCRIPTION

Two-storey duplex with irregular rectangular footprint, gable and flat roof forms. Cross-gabled bay on principal, north-facing elevation features king post truss detail and balcony with batten balustrading. Casement windows and large glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A modern townhouse that responds to the design of the scheduled townhouses on neighbouring properties.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Fire station site [part thereof]
ADDRESS	91 Chester Street East Christchurch
PHOTO	

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

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot with assorted portable buildings installed on it.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot; low wall and picket fence along road frontage.

MATERIALS/STRUCTURE

Masonry & timber fencing; sealed parking.

ALTERATIONS

N/A

RATING

Intrusive

REASON FOR RATING

Former residential property that was redeveloped for the NZ Fire Service in the 1960s. Site cleared in c.2020; in non-residential use.

Historical and Social Significance

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

Architectural and aesthetic significance

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

Contextual significance

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

Archaeological significance

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

Technological and Craftsmanship significance

The houses generally exhibit craftsmanship typical of the period in which they were built.

References

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

Report Completed	28 August 2021 / revised 12 May 2025
Author	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

INNER-CITY WEST RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Electricity substation
ADDRESS	91E Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	CCC
DATE OF CONSTRUCTION	c.1968

STYLE

Utilitarian

PHYSICAL DESCRIPTION

Small, single-storey building with rectangular footprint and flat roof. Double doors on south elevation are flanked by small louvred vents, which along with the adjacent downpipes emphasise the symmetry of the façade.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building stands close to the road boundary and is open to the footpath.

MATERIALS/STRUCTURE

Brick, timber, corrugated metal.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

Electrical infrastructure building that represents the urban development of the area and the vestigial neoclassical corporate imagery that was developed by the City Engineer's office.

Historical and Social Significance

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

Architectural and Aesthetic Significance

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

Contextual Significance

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

Archaeological Significance

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

Technological and Craftsmanship Significance

The houses generally exhibit craftsmanship typical of the period in which they were built.

References

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

Report Completed	28 August 2021
Author	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Townhouse
ADDRESS	92 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Fulton Ross Team Architecture
DATE OF CONSTRUCTION	2015

STYLE

Contemporary Domestic Revival

PHYSICAL DESCRIPTION

Two-storey duplex with irregular rectangular footprint, gable and flat roof forms. Cross-gabled bay on principal, north-facing elevation features king post truss detail and balcony with batten balustrading. Casement windows and large glazed doors.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building is set back from roadway behind a picket fence.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated steel roofing.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A modern townhouse that responds to the design of the scheduled townhouses on neighbouring properties.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Vacant site
ADDRESS	94 Chester Street East Christchurch
PHOTO	

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

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, shrubs, railing boundary fence.

ALTERATIONS

Townhouse (1892) removed from site (c.2011).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Vacant site
ADDRESS	96 Chester Street East Christchurch
PHOTO	

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

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot.

MATERIALS/STRUCTURE

Earth, shrubs, paling boundary fence.

ALTERATIONS

Townhouse (1892) removed from site (c.2011).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

Christchurch City Council

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 116
DWELLINGS AND SETTING - 98-100 CHESTER STREET EAST, CHRISTCHURCH

PHOTOGRAPH : BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The semi-detached townhouses at 98-100 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The townhouses are two dwellings from a development of eight very similar dwellings, of which four remain following the earthquakes of 2010 – 2011. Widdowson immigrated to Christchurch in the 1850s and undertook the development c. 1892. He was employed for a time by the Provincial Government of Canterbury as an Inspector of Works, as well as time on the North Canterbury Board of Education. Certificates of Title show he purchased the easternmost property of the four sites in 1879 and the further three sections in 1890. Widdowson lived at the property adjacent to the sections he developed from 1880 to 1914 and died a year later in 1915. The Victorian townhouses remained in the ownership of Widdowson's family until 1961. They have continued to be used for both accommodation, office and community purposes up until the 2010-2011 earthquakes. Repair works following the earthquakes are currently being undertaken to the dwellings.

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 Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. Residential development in the area east of Madras Street up to Fitzgerald Avenue included a number of single storey Victorian and Edwardian era duplexes of which few survive today.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

98-100 Chester Street East is of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for their matching form with 86-88 Chester Street East. The only comparable development was the group of two semi-detached two storey dwellings in Churchill Street which were constructed around three years later, and were simpler in form. However, these have been demolished following the Canterbury earthquakes leaving 86-88 and 98-100 Chester Street East as the only developments of this time and type. The Chester Street dwellings are designed in a plain Victorian Italianate style but show the influence of American pattern book architecture of this date particularly that of San Francisco.. An early plan shows that all the townhouses were identical in their footprint apart from 86 Chester Street East, which, being on the corner, had two principle facades. The other dwellings have only one principal façade on Chester Street East and each section was separated by brick and plaster fire walls.

The main façades are symmetrical. The rounded bays with capped roofs, finials and eave brackets relate to the influence of Arts and Crafts inspired designs. The near identical form and scale of these semi-detached townhouses to the remaining pair at 86-88 Chester Street East affords aesthetic significance to these dwellings.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

98-100 Chester Street East have technological and craftsmanship significance for what they may reveal about the use of materials of the time and for detailing such as leadlight fanlights, eaves corbelling and the iron lacework on the verandah. The dwellings were built with internal brick and plaster fire walls, an important safety feature for neighbouring timber dwellings, but these have been damaged following the Canterbury earthquakes.

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 setting for 98-100 Chester Street East consists of the immediate land parcel and is a long narrow area of land for the building. With the loss of two of the Chester Street East townhouses some of the contextual significance of 98-100 Chester Street East has been lost. However, the dwellings still have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 86-88 Chester Street East with the degree of consistency and scale being significant. Grouped townhouses were uncommon in Christchurch during the late colonial era and despite the loss of two of the buildings their heritage value remains. A row of brick terrace townhouses, Blackheath, still remains in Sydenham. The townhouses are in proximity to other listed items including the Edmond's Clock Tower, undergoing repairs following the Canterbury earthquakes, and telephone kiosk, as well as the avenue of Poplars along the Avon River between Madras and Manchester Streets.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

ASSESSMENT STATEMENT

98-100 Chester Street East and its setting are of overall significance to the Christchurch District including Banks Peninsula. The semi-detached townhouses at 98-100 Chester Street East are of social and historical significance as part of a development by architect, builder and landowner William Widdowson in the 1890s that remained in the ownership of his family for nearly 70 years and has remained in use for accommodation purposes until today. The Chester Street East townhouses have cultural significance as they represent a pattern of residential development in late 19th century inner city Christchurch, and the way of life of inner city residents at this time. They are of architectural and aesthetic significance because the two storey semi-detached houses are comparatively unusual in terms of residential development for the time in Christchurch and for their matching form with 86-88 Chester Street East. The building has technological and craftsmanship significance for what it may reveal of materials used in construction of the time, and for detailing such as leadlight fanlights, eaves corbelling and internal features such as the stairs. The dwellings have contextual significance for their streetscape in conjunction with the near identical semi-detached Victorian townhouses at 86-88 Chester Street East with the degree of consistency and scale being significant. The buildings and settings are of archaeological significance as they have potential to hold evidence of human activity on the site, including construction methods and materials, and including evidence which pre-dates 1900.

REFERENCES:

Christchurch City Council, *Heritage File, 86-100 Chester Street East*

Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Semi-Detached Victoria Town Houses – 86-100 Chester Street East* - 2011

REPORT DATED: 19/11/2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Vacant site
ADDRESS	102 Chester Street East / 294 Madras Street Christchurch
PHOTO	

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

STYLE

N/A

PHYSICAL DESCRIPTION

Vacant lot.

CONTEXT/SETTING/LANDSCAPE FEATURES

Vacant lot. Low concrete nib wall marks road boundary on either side of vehicle access.

MATERIALS/STRUCTURE

Asphalt seal, mature trees on boundary.

ALTERATIONS

House on site removed (c.1980).

RATING

Intrusive

REASON FOR RATING

Vacant lot from which an earlier dwelling has been removed.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Cassidy villa
ADDRESS	106 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1903?

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hip and gable roof forms. Veranda across principal, north-facing elevation has cross-gabled entrance porch and is terminated at the west end by a corner bay with decorative gable end and large, Palladian-style window. Front door has side-and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind solid paling boundary fence in mature garden.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

Historical and Social Significance

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1903 by James and Ada (nee Sykes) Cassidy. James Cassidy was a lawyer and he died at his home in Chester Street East in February 1920. The house was sold by his widow in c.1922; it was later the residence of Rita and Angus Donaldson and remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

Architectural and aesthetic significance

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

Contextual significance

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

Archaeological significance

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

Technological and Craftsmanship significance

The houses generally exhibit craftsmanship typical of the period in which they were built.

References

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Lyttelton Times 14 February 1920, p. 8.
Press 26 November 1921, p. 18.

Report Completed	27 August 2021
Author	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Cuff house / 'Mita House'
ADDRESS	107 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Cornelius Cuff, architect?
DATE OF CONSTRUCTION	c.1895?

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and hip roof forms.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind metal railing fence and screened from view by vegetation. Single-car garage at south-east corner predates c.1940.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of architect and former City Surveyor Cornelius Cuff between c.1896 and his death in 1901; by 1907 it was a boarding house known as 'Mita House'. By 1918 it had become the family home of Margaret and William MacGibbon, the latter was an accountant. When a fire occurred in the house in 1921 it was occupied by Mrs MacGibbon but owned by a Mrs Dempster. Peter Aitken, a gardener, was in residence with his family by 1926; he died at the property in 1944. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There was a building on the site by 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Lyttelton Times 16 September 1901, p. 5.

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Ferrier house
ADDRESS	109 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Cornelius Cuff, architect?
DATE OF CONSTRUCTION	c.1899?

STYLE

Villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable and hip roof forms. Decorative bargeboards, boxed bay windows double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set close to road boundary behind paling fence.

MATERIALS/STRUCTURE

Plaster and weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Minor addition at north-west corner (c.1980?).

RATING

Defining

REASON FOR RATING

A late Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of Claude Ferrier in 1902; in 1891 Ferrier had married Emma Cuff, the daughter of Cornelius Cuff who lived at 107 Chester Street East, which raises the possibility that Cuff designed the house for his daughter and her husband. It was called 'Lyndal' by a Mrs Fox, a masseuse and midwife, who lived there in the late 1900s. Michael Riordan (Reardon) was in residence in 1920 and William Shaw, a foreman, in 1926. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Lyttelton Times 16 September 1901, p. 5.

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Brett / Andrews house
ADDRESS	110 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1882?

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with square footprint and hip roof forms; single-storey extension at south-east corner. Veranda across principal, north-facing elevation. Faceted bay windows flank central door on ground floor; shutters on first floor windows above veranda. Bracketed eaves and double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind picket fence in mature garden.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extension at south-east corner (c.2010?).

RATING

Defining

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

Historical and Social Significance

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1882, possibly for Colonel James De Renzie Brett (1809-89). Solicitor Henry Douglas Andrews was in residence at the turn of the 20th century; the house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

Architectural and Aesthetic Significance

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

Contextual Significance

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

Archaeological Significance

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

Technological and Craftsmanship Significance

The houses generally exhibit craftsmanship typical of the period in which they were built.

References

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Lyttelton Times 17 June p. 5 & 3 August 1889, p. 8.

Report Completed	27 August 2021
Author	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	111/113 Chester Street East Christchurch
PHOTO	

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

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable roof. Casement-and-fanlight type windows with leadlights and sunhoods.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set close to road boundaries on corner lot behind corrugated metal fence.

MATERIALS/STRUCTURE

Weatherboard and shingle cladding, corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Contributory

REASON FOR RATING

An inter-war bungalow that replaced a Victorian cottage and maintains the residential character of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house replaced an earlier one on the site; it remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There was an earlier cottage on this site, matching the pre-1877 cottages that are still extant at 341, 345 and 347 Barbadoes Street.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Russell house
ADDRESS	114 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1884?

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with elongated footprint and hip roof; single-storey L-shaped extension at rear. Flared veranda across principal, north-facing elevation has paired posts and decorative wrought-iron lacework. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set behind solid metal panel fencing (late 2010s) in mature garden.

MATERIALS/STRUCTURE

Rusticated and lapped weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Extended to rear (c. 2010?).

RATING

Defining

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1884 for Thomas and Helen (nee Stringer) Russell, who had married in 1874. Thomas Russell, who died in 1935, was an accountant. In the 1910s and 1920s rooms were offered for let in the house; it remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Townhouses
ADDRESS	1-5/115 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	SummitBuild, builders
DATE OF CONSTRUCTION	2022

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey terrace with rectangular footprint and gabled roof forms. Weatherboard feature panels on west and south walls, casement type fenestration with glazed sliding doors providing access to private decks adjacent to Barbadoes Street road frontage.

CONTEXT/SETTING/LANDSCAPE FEATURES

Occupying almost the full length of the site behind picket fencing and vegetation.

MATERIALS/STRUCTURE

Timber framing, vertical weatherboard and masonry cladding, metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

New townhouse development on the former site of two earlier dwellings.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. This building has recently replaced two earlier houses 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site in 1877.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	15 July 2022
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former De Veaux house
ADDRESS	116 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1884?

STYLE

Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hip roof; gabled wing at rear. Principal, north-facing elevation features first floor sunroom over enclosed veranda with recessed entry at east end. Double-hung sash and casement windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Single-car garage (extant by early 1940s) and parking space in front yard with paling fence beyond.

MATERIALS/STRUCTURE

Lapped weatherboard and shingle cladding, corrugated metal roofing.

ALTERATIONS

Veranda/first floor balcony enclosed (1930s?)

RATING

Defining

REASON FOR RATING

A Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in the mid-1880s and acquired by Augustus De Veaux (died 1906), an accountant, in c.1885. De Veaux's widow Annie (nee Thompson) sold the property in c.1925. Through the later 1920s and 1930s rooms in the house were available to let and when it was placed on the market in 1943 the building had been divided into three flats. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Press 25 July 1925, p. 24; 12 June 1943, p. 10.

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Holliss house
ADDRESS	118 Chester Street East Christchurch
PHOTO	

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

STYLE

Double bay villa with bungalow addition

PHYSICAL DESCRIPTION

Single-storey dwelling with H-shaped footprint and gable roof forms. Principal, north-facing elevation features main entrance door flanked by cross-gabled bays with a secondary entrance in a side wing on the eastern elevation. Double-hung sash and casement windows. Main door has side- and fanlights.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a trimmed hedge.

MATERIALS/STRUCTURE

Lapped weatherboard, corrugated metal roofing.

ALTERATIONS

Addition to east elevation (1920s?).

RATING

Defining.

REASON FOR RATING

A late Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been the home of Lucy Holliss, the widow of James (died 1888) who worked for the Telegraph Department in Lyttelton, from the mid-1890s until her death in 1921. From the mid-1910s, if not earlier, rooms were offered for let in the house and by 1945 advertisements were being run offering a bed and breakfast service to Christchurch visitors. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

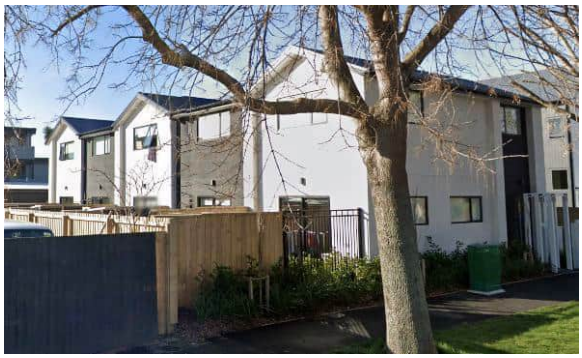
John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Townhouses
ADDRESS	119/119A-D Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2019

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse group with rectangular footprint and gable roof forms. Casement windows, front and side entries with portal frame motif.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary with no vehicle access. Vegetation, free-standing letterboxes and pergola style entrance porch to front unit mark road boundary.

MATERIALS/STRUCTURE

Plaster cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse development that replaced earlier dwellings on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

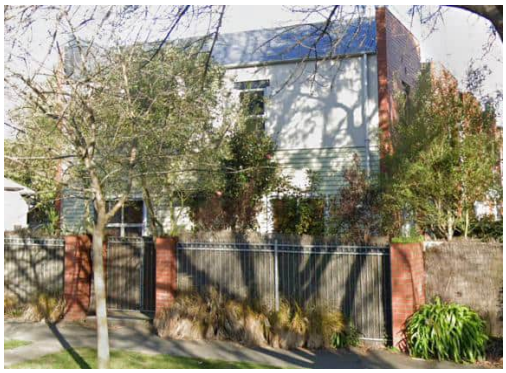
John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Townhouses
ADDRESS	1-6 / 120 Chester Street East Christchurch
PHOTO	

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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse group with elongated rectangular footprint; flat and gable roof forms. Multi-panel casement windows; recessed entries on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a railing fence with brick piers.

MATERIALS/STRUCTURE

Brick, fibre-cement & weatherboard cladding, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse development that replaced an earlier, pre-1900 dwelling.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Townhouses
ADDRESS	Units 1 & 2 / 123 Chester Street East Christchurch
PHOTO	

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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey duplex townhouse with rectangular footprint and gable roof. Side entries, single-car garaging and first floor balconies on west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary with vehicle access along western boundary. Paling fence screens outdoor living space of front unit.

MATERIALS/STRUCTURE

Concrete; corrugated metal roofing.

ALTERATIONS

Front unit exterior remodelled (c.2018).

RATING

Neutral

REASON FOR RATING

A modern duplex townhouse that replaced an earlier large-scale building on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Little / Jones house
ADDRESS	124 Chester Street East Christchurch
PHOTO	

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

STYLE

Square plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hip roof forms. Principal, north-facing elevation features recessed entry flanked by multi-pane windows; cornice over openings supported by consoles at doorway.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary behind a brick and railing fence.

MATERIALS/STRUCTURE

Plastered brick, corrugated metal roofing.

ALTERATIONS

North-facing windows replace (date unknown). Rear (south elevation) addition (c.2000?)

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of Mrs MA Little by the mid-1880s and then of Joseph Jones, an ironmonger. It was available for rental in the early 1910s and mid-1920s. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME former Wheeler house

ADDRESS 125 Chester Street East
Christchurch

PHOTO

CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Mid-1880s?

STYLE

Bay cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with T-shaped footprint and gable roof forms. Principal, south-facing elevation features enclosed entrance porch with shed roof flanked by gabled bay; latter extends over driveway on eastern boundary. Casement-and-fanlight type fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near road boundary behind a paling fence.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Cottage remodelled with new windows and bay added (c.1910?). Extended to rear (c.1965); porch enclosed (date unknown).

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. In 1910 the house was described as a 5-room cottage, which was available for rent and would be renovated for good tenants (*Star* 5 November 1910, p. 8). From the late 1910s into the mid-1920s it was the home of William Wheeler, a bootmaker; a Mr Geddes purchased the property at auction for £505 in 1920. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Anderson/Tapling house
ADDRESS	126 Chester Street East Christchurch
PHOTO	

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

STYLE

Square plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with square footprint and hip roof. Principal, north-facing elevation features panelled door flanked by casement-and-fanlight type boxed windows. Paired brackets under eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary behind a brick and railing fence.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding on facade, plastered brick side walls, decramastic tile roofing.

ALTERATIONS

North-facing windows replaced (1920s?). Rear lean-to extended (c.1980). Reroofed; solar panels installed (c.1980?).

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of Thomas Anderson, a plasterer, by the mid-1880s and then of Johannah Tapling between c.1900 and her death in 1915. In 1908 the house was being advertised for rent; it remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Thornton house
ADDRESS	128 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1882

STYLE

Square plan cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and hip roof. Principal, north-facing elevation has central entry flanked by casement-and-fanlight type windows. Modern awning over door and windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundary behind a picket fence.

MATERIALS/STRUCTURE

Plastered brick, corrugated metal roofing.

ALTERATIONS

Façade windows replaced (1920s?).

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house may have been built in 1882; in November of that year it was being offered for rent. It was the home of Alfred Thornton, an upholsterer, by the mid-1880s and in the late 1890s unfurnished rooms were available in the house to let. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	129 Chester Street East Christchurch
PHOTO	

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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and gable roof. Two, single-car garages on ground floor of principal, south-facing elevation. Casement windows, overhanging eaves with exposed rafters.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary with low brick walls framing garden beds on either side of concrete driveway.

MATERIALS/STRUCTURE

Concrete block, vertical board cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern house that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Parker/Stevens house
ADDRESS	130 Chester Street East Christchurch
PHOTO	

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

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable roof forms. Principal, north-facing elevation has central entry flanked by casement-and-fanlight type windows. Shingled gable ends.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to the road boundaries behind a picket fence.

MATERIALS/STRUCTURE

Fibre-cement and shingle cladding, corrugated metal roofing.

ALTERATIONS

Reroofed; original square plan cottage given bungalow ‘makeover’ (c.1950).

RATING

Contributory

REASON FOR RATING

A modified Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house was the home of Frederick Parker, a clerk, by the mid-1880s and in 1897 a Miss Stevens announced that she was offering dressmaking services from her new home. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	'Matapuna' / former Myhre house
ADDRESS	131 Chester Street East Christchurch
PHOTO	

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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Veranda across principal, south-facing elevation has decorative brackets atop the posts. Central door flanked by paired double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a low picket fence; gravel parking in front of the house.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An Edwardian dwelling that represents the historic residential development of the area.

Historical and Social Significance

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Walter Grummitt, a draper, built the houses at 131, 1353 and 137 (demolished c.1975) Chester Street East in c.1900. Grummitt (c.1856-1939) appears to have lived in 133 in 1903 and then moved into 137; he offered 131 and 133 for sale in 1922. In 1903 Grummitt's business partner Charles Myhre was in residence in 131; it was later the home of Jonathon Hamilton, a clerk, in the late 1910s; George Atmore (1923) and Edgar Williams, an engineer (1926), were later residents. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

Architectural and aesthetic significance

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

Contextual significance

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

Archaeological significance

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

Technological and Craftsmanship significance

The houses generally exhibit craftsmanship typical of the period in which they were built.

References

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Press 15 February 1922 p. 14; 23 September 1935, p. 13.

Report Completed	28 August 2021
Author	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Grummitt house
ADDRESS	133 Chester Street East Christchurch
PHOTO	

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

STYLE

Square-plan villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Veranda across principal, south-facing elevation has decorative brackets atop the posts. Central door, with side- and fanlights, is flanked by paired double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a timber lattice and block pier fence; paved parking area in front of the house.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An Edwardian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Walter Grummitt, a draper, built the houses at 131, 133 and 137 (demolished c.1975) Chester Street East in c.1900. Grummitt (c.1856-1939) appears to have lived in 133 initially and then moved into 137; he offered 131 and 133 for sale in 1922. Jonathan Simpson, a surveyor (1923) and the Rev Herbert Brahn, a Lutheran minister (1926), were later residents. The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Press 15 February 1922 p. 14.

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Townhouses
ADDRESS	1-8 / 137 Chester Street East Christchurch

PHOTO

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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey cluster of four buildings with rectangular footprints and gable roofs. Metal casement windows; first floor balconies on north-west elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned at an angle to the roadway with a low block wall marking the road frontage; driveway along eastern boundary provides access to garaging at the rear of the lot.

MATERIALS/STRUCTURE

Concrete block, board-and-batten cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern apartment complex that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	'Chester Cottage'
ADDRESS	139 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1860?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and gable roof. Side entry on east elevation, double-hung sash windows; west elevation features two, small, multi-pane windows. Name/date plaque on principal, south-facing elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind a picket fence.

MATERIALS/STRUCTURE

Roughcast plaster cladding, corrugated metal roofing.

ALTERATIONS

Roughcast cladding (date unknown).

RATING

Defining

REASON FOR RATING

A very small colonial cottage that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Either Mrs Frances Vincent, a nurse, or Mrs Sarah Ann Carter appear to have been in residence around the turn of the 20th century. Mrs Eva Heighway was a later resident (1920s). The cottage remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Townhouses
ADDRESS	1-7 / 140 Chester Street East Christchurch
PHOTO	

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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse block with off-set rectangular footprint and gable roof forms. Casement windows; inset balconies on northern elevation of first floor.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a paling fence; vehicle access off Barbadoes Street.

MATERIALS/STRUCTURE

Masonry, corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse development that replaced earlier buildings on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. The site was previously occupied by the Acetone Illuminating & Welding Company factory (early 1920s).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Cottage
ADDRESS	141 Chester Street East Christchurch
PHOTO	

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

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Single-storey dwelling with L-shaped footprint and gable roof. Veranda on principal, south-facing elevation is terminated by later addition. Faceted bay window on east elevation; varied fenestration.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundaries behind a picket and paling fences.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Addition at south-west corner (pre-1940).

RATING

Defining

REASON FOR RATING

A Victorian cottage that represents the historic residential development of the area.

Historical and Social Significance

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Mrs Frances Vincent, a nurse, may have been in residence around the turn of the 20th century. Edward Trendle, a tobacco pipe maker (c.1920), and Henry Burt (1923) were later residents. The cottage remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

Architectural and aesthetic significance

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

Contextual significance

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

Archaeological significance

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

Technological and Craftsmanship significance

The houses generally exhibit craftsmanship typical of the period in which they were built.

References

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

Report Completed	28 August 2021
Author	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Townhouse
ADDRESS	1/142 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	2016

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey townhouse with rectangular footprint and gable roof. Side entry, casement type fenestration; gable end has overhanging eaves.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned near the road boundary behind a solid panel and metal railing fence; driveway on eastern boundary provides access to matching townhouses at rear.

MATERIALS/STRUCTURE

Masonry and vertical board cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern townhouse that replaced an earlier dwelling (demolished c.2011) on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	27 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Kirkwood house
ADDRESS	144 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Gabled bay terminates north-facing veranda, which has decorative timber brackets and frieze. Bracketed eaves, shingled sunhood over window in bay, decorative bargeboards. Corbelled chimney, double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a picket fence and hedging; decorative wrought iron gate. Single-car garage at north-east corner predates c.1940.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An Edwardian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1905; by 1907 it was the home of Margaret and Alex Kirkwood, the latter was a herbalist. In the early 1930s the house was being advertised as offering bedsitting rooms to let; it remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Groves cottage
ADDRESS	145 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	1862

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and saltbox roof. Off-centre door on principal, south-facing elevation is flanked by modern paired and triplet windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind picket and paling fences.

MATERIALS/STRUCTURE

Weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Enlarged (c.1870?). Reroofed, windows replaced (2015).

RATING

Defining

REASON FOR RATING

A colonial cottage that represents the historic residential development of the area and has been recently conserved.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The cottage was offered for sale by George Groves, who had owned the property since March 1862, in March 1863. At the time it was described as a two-roomed house with a brick chimney. A sale notice published in the *Star* in July 1874 implies that the cottage had been extended to accommodate four rooms by that time. Between 1875 and 1901 the cottage was owned by members of the Potts / Meng family and it appears that it was a rental property well into the 20th century. By the early 1890s, for example, the house was the home of David Baillie, a labourer. Miss Garland BA was in residence in c.1910 and between 1917 and 1920 the estate of Thomas Wintle was offering the property for sale. Harry Savage, a saddler, was in residence in 1920 and Lesley Luff, a foundry hand, lived at #145 in 1926. Grover John Pierce owned the property between 1920 and 1959; it has changed hands a number of times since that date and remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Press 4 March 1863, p. 5.
Star 3 July 1874, p. 2.
http://greatgrandmaswickerbasket.blogspot.com/2012/05/the-meng-childrens-stepmother.html

REPORT COMPLETED	31 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Thompstone cottage
ADDRESS	147 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	Later 1860s?

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and hip roof. Inset central entry flanked by four-square windows; fire walls along east and west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind a low hedge; no vehicle access to the site.

MATERIALS/STRUCTURE

Weatherboard and plastered brick cladding, corrugated metal roofing.

ALTERATIONS

Rear lean-to altered (post 1985).

RATING

Defining

REASON FOR RATING

A small colonial cottage that, while somewhat modified, represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The property was owned by [?] Johnston from May 1860 until December 1869. Between January and April 1870 Jane and Francis Thompstone, an engraver, were the owner/occupiers of this cottage. It appears to have been a rental subsequently; in the late 1880s and early 1890s, for example, the house was home to George Chaney, a bootmaker. Gavin Loudon, a leadlight maker, was in residence in 1916; by 1920 the property was occupied by Charles Flutey, a labourer. The property was owned by WG Mason & J Henderson in 1926 but rented to others; it remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Lyttelton Times 8 March 1870, p. 2.

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Stranaghan/Hoffmann house
ADDRESS	148 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1905

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and centre-gutter hipped roof. Gabled bay terminates north-facing veranda, which has decorative timber frieze. Bracketed eaves, faceted bay window. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a picket fence; driveway along western boundary.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Defining

REASON FOR RATING

An Edwardian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1905; by 1907 it was the home of Louisa and David Stranaghan; the latter was a commission agent. In 1916 warehouseman Emil Hoffmann was in residence, although David Stranaghan was still the owner in 1920 when a survey plan for neighbouring properties was drawn up (DP 5583). The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Flats
ADDRESS	1-6 / 150 Chester Street East Christchurch
PHOTO	

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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey apartment building with offset rectangular footprint and gable roof forms. Overhanging eaves, metal window joinery; first floor balcony on west elevations.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a low block wall; driveway along western boundary.

MATERIALS/STRUCTURE

Concrete block; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern apartment building that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Hunter house
ADDRESS	154 Chester Street East Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.1895?

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable and hip roof forms. Gabled bay terminates north-facing veranda, which has decorative frieze and brackets. Hood moulding over windows in faceted bay window. Double-hung sash windows.

CONTEXT/SETTING/LANDSCAPE FEATURES

Set back from the road boundary behind a picket fence; single-car garage at north-west corner predates c.1940.

MATERIALS/STRUCTURE

Weatherboard cladding; corrugated metal roofing.

ALTERATIONS

Front door replaced (date unknown).

RATING

Defining

REASON FOR RATING

A late Victorian dwelling that represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The house appears to have been built in c.1895; in the late 1890s it was the home of James Bradford, in 1903 Mrs Elizabeth Harper was in residence and by 1907 it was the home of Henry WS Heilyer, a warehouseman. In 1916 photographer Arthur Peverill was in residence but it may have been a rental property throughout this period as it appears that a Mrs Hunter was the owner in 1895 and still held the property when it was offered for sale in 1920 (DP 5205). The house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Chester Street East Reserve
ADDRESS	160 Chester Street East Christchurch
PHOTO	

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

STYLE

Open space reserve

PHYSICAL DESCRIPTION

Grassed reserve with trees and shrubs on the perimeter; areas for play and gardening. Metal railing and post and chain fencing on street boundary.

CONTEXT/SETTING/LANDSCAPE FEATURES

Pocket park bordered by residential properties.

MATERIALS/STRUCTURE

Lawn, trees and shrubs, concrete paving, metal railings.

ALTERATIONS

Landscaping upgraded (c.2015).

RATING

Neutral

REASON FOR RATING

Recreational reserve from which three earlier dwellings have been removed; the reserve provides a recreational amenity for members of the community.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. One of the houses that stood on the site appears to have been removed in c. 1980; the other two were demolished after the Canterbury Earthquakes. The site was acquired by CCC in 2010 and the landscaping upgraded in c.2015.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
http://resources.ccc.govt.nz/HaveYourSay/chesterstreeteastreserveleaflet.pdf

REPORT COMPLETED	28 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Robertson / Scarlett house
ADDRESS	6 Dawson Street Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	William Gladden, builder?
DATE OF CONSTRUCTION	1860s/1870s

STYLE

Vernacular cottage

PHYSICAL DESCRIPTION

Small single-storey dwelling with rectangular footprint and saltbox roof. West elevation addressing the roadway has three windows; entry via glazed doors on north elevation. Casement-and-fanlight type fenestration; metal flued chimney at south end.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned close to road boundary behind a block and paling fence; occupying almost the full width of the lot. Garage, lawn and paved parking area north of house.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding, corrugated metal roofing.

ALTERATIONS

Central door on west elevation replaced by window; awning added to same elevation (date unknown). Fenestration replaced (1920s?). Extended to rear (c.1970?)

RATING

Defining

REASON FOR RATING

A small colonial cottage that, while somewhat modified, represents the historic residential development of the area.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The property was owned by William Gladden, a carpenter, between 1860 and 1913. The cottage was extant by 1877 and appears to have been a rental during Gladden's tenure. By the early 1880s, for example, it was the home of John Robertson, a compositor. Joseph, a carpenter, and Mary (nee Hickling) Scarlett lived in the cottage from the mid-1890s until Joseph's death in 1909. In 1913 Mary Scarlett purchased the property and was still in residence in 1916; in the same year Thomas Scarlett lived at # 13. William Scarlett, who may have been Joseph's brother, was in residence at # 6 in 1917. Later residents include William Poad, a driver, in 1947; the cottage remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Press 5 April 1909, p. 1.

REPORT COMPLETED	31 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Flats
ADDRESS	1-3 / 7 Dawson Street Christchurch
PHOTO	

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

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and shallow gable roof. Single-car garage at south end of principal, east-facing elevation. Large glazed door and window panels, overhanging eaves; first floor balconies on east elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned parallel to the road; mix of paved parking and vegetation along the road frontage.

MATERIALS/STRUCTURE

Concrete block, vertical board accents over windows; corrugated metal roofing.

ALTERATIONS

Unknown, if any.

RATING

Neutral

REASON FOR RATING

A modern block of flats that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	29 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME Townhouses

ADDRESS 8/10/12 Dawson Street
Christchurch

PHOTO

CHRISTCHURCH DISTRICT PLAN STATUS

N/A

HNZPT LIST ENTRY STATUS

N/A

ARCHITECT/DESIGNER

Unknown

DATE OF CONSTRUCTION

Late 1980s?

STYLE

Contemporary villa

PHYSICAL DESCRIPTION

Two-storey building with rectangular footprint and gable roof forms. First floor balconies on west elevation have trellised balustrading; glazed sliding doors below. Three single-car garages flank the units, two in the north and one in the south.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned parallel to the road; paved parking and paling fence along the road frontage.

MATERIALS/STRUCTURE

Concrete block, plastered masonry; corrugated metal roofing.

ALTERATIONS

Refurbished & new fencing erected (c.2021).

RATING

Neutral

REASON FOR RATING

A modern block of flats that replaced an earlier dwelling on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day.

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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. A building was located on the southern portion of this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	29 August 2021 / revised 12 May 2025
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	former Bowden house
ADDRESS	11 Dawson Street Christchurch
PHOTO	

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

STYLE

Bungalow

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and gable roof forms. Principal, east-facing elevation has veranda with decorative brackets and frieze. Central entry flanked by triplet window to the south and paired window to the north; both of casement-and-fanlight type. Single-car garage and carport to south of house.

CONTEXT/SETTING/LANDSCAPE FEATURES

Positioned parallel to the road; mix of paved parking and paling fence along the road frontage.

MATERIALS/STRUCTURE

Rusticated weatherboard and shingle cladding; corrugated metal roofing.

ALTERATIONS

Garage addition (late 1980s?); northern lean-to & carport additions (c.2016). Gable end reshingled (c.2018?).

RATING

Contributory

REASON FOR RATING

A modified bungalow that maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. William Herbert Bowden, a labourer, was in residence in 1925, the year in which he was declared bankrupt. Bowden was a former stonemason and returned soldier with a wife and three children; he reported that a shoulder wound incurred during the war had led to his poor financial situation. George Weston owned four houses located at what are now 7, 11 & 13 Dawson Street in 1927; likely they were all rentals at this time as Weston's address was given as Gloucester Street on the survey plan drawn up in that year (DP 8341). In 1947 Jonathan Sharpe, a storeman, was in residence; the house remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas
Star 8 April 1925, p. 7.

REPORT COMPLETED	29 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	House
ADDRESS	13 Dawson Street Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	William Fulton, architect
DATE OF CONSTRUCTION	Mid-2000s

STYLE

Contemporary colonial

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gable roof forms. Casement windows, glazed sliding doors. First floor balcony on north elevation.

CONTEXT/SETTING/LANDSCAPE FEATURES

Paling fence along the road frontage; house set within garden with paved parking area at south-east corner.

MATERIALS/STRUCTURE

Rusticated weatherboard cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Contributory

REASON FOR RATING

A single-family dwelling with a built form that maintains the historic residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. Thomas Scarlett, a driver, lived at this address in 1916; family members also resided at #6 in the same year. In 1921 WM Higham owned the property and a Mrs Kelly was the occupier (DP 5929). George Weston owned four houses located at what are now 7, 11 & 13 Dawson Street in 1927; likely they were all rentals as Weston's address was given as Gloucester Street on the survey plan drawn up in that year (DP 8341). The house was removed and a new one built in its place in the mid-2000s; it remains in private 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

John Wilson et al *Christchurch Contextual Historical Overview* (June 2005)
Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED	29 August 2021
AUTHOR	Dr Ann McEwan, Heritage Consultancy Services

Christchurch City Council

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 319
DWELLING AND SETTING – 250 KILMORE STREET, CHRISTCHURCH

PHOTOGRAPH: M. VAIR-PIOVA 9/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

250 Kilmore Street has historical and social significance as inner city colonial-era dwelling, an early example of many similar homes built in the period 1875-1910 to house the city's working population in this part of the city near the Avon River.

Dawson Street (earlier David Street and Carter's Lane) was an early inner city residential area, existing before 1862. At that time there was a small building at what would become 250 Kilmore Street. By 1877 it had been replaced by a larger building, the footprint of which resembles that of the present dwelling. Many homes in this area originally provided accommodation for workers at the nearby Ward's Brewery. This dwelling is a now rare reminder of this era of dwelling in this part of central Christchurch. Through its history this particular dwelling has been home to residents working in a variety of lower income occupations including Frederick White a lamplighter who lived there from 1911-1914. From 1922 – 1930 John Preece, gentleman was the owner, and it appears he leased it to James Adol Black, telegrapher, Mathesion, plumber and Joseph Tully compositor. Mary Le Page,

spinster was the owner from 1931-1942. Dorothy Robinson was the owner for a short time, then ownership passed to Annie Rouse and then in 1947 to Arnold Bott, coal merchant who retained ownership through to 1981. The building remains a residence.

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.

250 Kilmore Street has cultural significance as it demonstrates the way of life of working families in mid Victorian Christchurch, and for its long history of continued use.

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.

250 Kilmore Street has architectural and aesthetic significance as an intact example of an early square-plan villa, apparently dating from the early to mid 1870s. The villa form with its distinctive hipped roof and symmetrical plan gradually succeeded the gabled cottage form during the 1870s to become the dominant house type after 1880. This particular dwelling has retained a high degree of integrity and many of its original architectural details. It is a single-storey weatherboard villa with a rusticated weatherboard facade, a hipped roof and a bull-nose veranda with cast iron lacework. The verandah is likely to be a turn of the century addition. On the Kilmore Street elevation, the central entrance is flanked by narrow paired sash windows. Interior features include an early twentieth century leadlight window above the front door, wooden fire surrounds with cast iron registers, and four-panel doors.

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 villa has technological and craftsmanship significance for its evidence of methods of construction and use of materials in colonial Christchurch for residential dwellings.

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.

250 Kilmore Street has contextual significance in the eastern inner city. Historically the eastern inner city residential area contained a broad socio-economic mix, a wide variety of housing types and ran up to the edge of the central business district. During the second half of the twentieth century, the area has retreated in extent and become both more concentrated - with a greater number of apartments and flats - and more homogeneous – with a consistent lower socio-economic demographic. Kilmore Street has a mix of commercial, public and residential buildings along its length. The villa sits in a block between

Fitzgerald Avenue and Barbadoes Street which is largely residential, although, typically, commercial buildings dominate the corner sites at street intersections.

The setting consists of a rectangular parcel of land on the corner of Kilmore and Dawson Streets. This parcel was subdivided before 1862. The villa is located at the Kilmore Street frontage, with an open backyard. There are substantial plantings around the house.

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.

250 Kilmore Street has archaeological significance because it has the potential to provide archaeological evidence relating to past construction methods and materials, and to human activity on the site, including that which occurred before 1900. There was a dwelling on the site in 1862; the present dwelling appears to date from the 1870s.

ASSESSMENT STATEMENT

The dwelling at 250 Kilmore Street has overall heritage significance to the Christchurch district including Banks Peninsula. The dwelling has historical and social significance as inner city colonial-era dwelling, a now rare and comparatively intact early example of many similar homes built in the period 1875-1910 to house the city's working population. The dwelling has cultural significance as it demonstrates the way of life of working families in mid Victorian Christchurch. The dwelling has architectural and aesthetic significance as an early square-plan villa that maintains a high degree of physical integrity. The dwelling has technological and craftsmanship significance as a demonstration of methods of construction and use of materials in colonial Christchurch. The dwelling has contextual significance as part of an inner-city streetscape that still retains much of its original residential character. The building has archaeological significance as a pre-1900 building in an area that saw residential development from at least 1862.

REFERENCES:

CCC Heritage File – 250 Kilmore Street

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

REPORT DATED: 10/02/2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN

CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA

INDIVIDUAL SITE RECORD FORM

ITEM NAME	Flats
ADDRESS	254 Kilmore Street Christchurch
PHOTO	

CHRISTCHURCH DISTRICT PLAN STATUS	HNZPT LIST ENTRY STATUS
N/A	N/A
ARCHITECT/DESIGNER	Unknown
DATE OF CONSTRUCTION	c.2014

STYLE

Contemporary

PHYSICAL DESCRIPTION

Two-storey building with irregular rectangular footprint and gable roof forms. First-floor balconies; small service courtyards along western boundary. Casement windows, vertical batten detailing.

CONTEXT/SETTING/LANDSCAPE FEATURES

Building occupies almost the full site; mix of block wall and metal railing fencing along the road frontages. Driveway access to single-car garages along eastern boundary.

MATERIALS/STRUCTURE

Vertical weatherboard-style cladding; corrugated metal roofing.

ALTERATIONS

N/A

RATING

Neutral

REASON FOR RATING

A modern block of flats that replaced an earlier large-scale building on the site and maintains the residential character of the streetscape.

HISTORICAL AND SOCIAL SIGNIFICANCE

The dwellings in this area chronicle the history of residential development in the north-east sector of the inner-city, from the mid-19th century until the present day. The city maps of 1862 and 1877 show small buildings at the corner of Kilmore Avenue and David Street/Carter's Lane (renamed Dawson Street in 1916). In 1913 Florence Craig opened Somerset Private Hospital in a new, purpose-built facility on the site. The venture continued until c.1923, after which time the building operated as a bed and breakfast and boarding house. Known variously as Somerset House, Whiteleigh House and 'Ballymena' in the later 1920s, the two-storey building survived into the early 2010s. The site was redeveloped for five, two-storey flats in c. 2014; the complex 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. The area also has importance for its proximity to Ōtautahi kāinga nohoanga.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Residential buildings in the heritage area date predominantly from the mid-19th to the early 20th centuries; they illustrate the development of residential styles and typologies through the period.

CONTEXTUAL SIGNIFICANCE

The heritage area has contextual significance as a part of the central city that is notable for the survival of a diverse range of housing typologies from the 19th and early 20th centuries.

ARCHAEOLOGICAL SIGNIFICANCE

The area's potential archaeological values relate to its proximity to Ōtautahi kāinga nohoanga and colonial residential activity in the locale since the mid-19th century. There were buildings on this site by 1862.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The houses generally exhibit craftsmanship typical of the period in which they were built.

REFERENCES

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