

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 491
*DWELLING AND SETTING – 383 SELWYN STREET,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The dwelling at 383 Selwyn Street has historical and social significance as it reflects the development of the suburb of Addington in the latter part of the 19th century. The land on which the dwelling stands was originally Rural Section 72 – some 150 acres bounded by Moorhouse Avenue, Selwyn and Jerold Streets and Lincoln Road. Rural Section 72 was sold to Henry Sewell of the Canterbury Association in 1863. Sewell later transferred the land to Edward Stevens who subdivided it and, in 1875, sold part of the section to James McCullough, an Addington labourer. McCullough subdivided his property in 1887, selling part to William Livingston Smith (c.1840-1911), who may have built the cottage, if it was not already on the site by this date. Smith remained at the property until his death in 1911, after which he was buried in Addington Cemetery, however the property transferred to John Robert Smith, plumber, in 1894. The property subsequently transferred from Smith to John MacMorran, saddler, in 1919 and then to Margaret Sinclair in 1921. Alfred Wise purchased the property in 1929. Following his death in 1965 the property passed to his wife Elsie who remained there until 1987, having lived in the cottage for nearly 60 years. The occupations of

the owners of the property reflect the social identity and demographics of the suburb; Wise was a caretaker, with the other owners including a moulder, and a saddler.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The dwelling at 389 Selwyn Street has cultural significance as it demonstrates the way of life of early Addington residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The cottage has architectural and aesthetic significance as a representative example of a colonial dwelling in a vernacular architectural style. The dwelling is a single-storey cottage constructed on a timber frame with lapped weatherboards and an iron roof. The cottage has been extended, at an early date, to create a twin gabled dwelling with lean-to at the rear. The gabled roof aligns to the street frontage on a long narrow section. The sloping roof that extends over the façade to form a concave veranda, carried on posts with decorative brackets, is a feature of the cottage. The façade is symmetrical, with a central door flanked by double hung sash windows. A lean-to carport has been added to the south side of the building in the latter part of the 20th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The cottage has technological and craftsmanship significance as it reflects the vernacular materials and simple forms used in a colonial cottages. Materials include timber and corrugated iron. The decorative veranda brackets would have been purchased from a catalogue.

CONTEXTUAL SIGNIFICANCE

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

The dwelling and its setting at 383 Selwyn Street has high contextual significance because of its association to the other cottages in the Addington area. The proximity of the cottage to the street is typical of 19th century cottages. The dwelling has group significance in association with 389 and 391 Selwyn Street, both of which are listed and are of a similar style, size and date of construction. The proximity of the three cottages, with their almost identical facades, enhances the streetscape value and aesthetic continuity of other cottages that are still extant

in the immediate vicinity. The cottages contribute to the small-scale residential character of the neighbourhood.

The cottage also has contextual significance in relation to its position opposite Addington Cemetery. The cemetery was established in 1858 when the Presbyterian Church of St Andrew's purchased land for a cemetery in Selwyn Street. Addington was the first 'public' cemetery in the city, being open to all persons of any religious community and allowing the performance of any religious service. The setting consists of the listed building and the long narrow section of the land parcel.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The dwelling and its setting at 383 Selwyn Street have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling and its setting at 383 Selwyn Street has overall significance to the Christchurch District, including Banks Peninsula. The cottage has historical and social significance as it reflects the development and social identity of the Addington suburb in the 1870s and 1880s. The dwelling has cultural significance as a demonstration of the way of life of early Addington residents. The cottage has architectural and aesthetic significance as a representative example of a colonial dwelling in a vernacular architectural style and technological and craftsmanship significance for its demonstration of colonial construction methods, materials and detailing. The dwelling and its setting has high contextual significance because of its proximity to the street and its cohesion in terms of style, form and materials to other cottages in the area, particularly the neighbouring cottages at 389 and 391 Selwyn Street. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property.

REFERENCES:

Christchurch City Council Heritage files *383 Selwyn Street*
Historic place # 3698 – Heritage NZ List: <http://www.heritage.org.nz/the-list/details/3698>
John Wilson et al *Contextual Historical Overview of Christchurch* (Christchurch, 2005)

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

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