

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 1021  
*DWELLING AND SETTING – 12 RUE BALGUERIE, AKAROA***



**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 cottage at 12 Rue Balguerie has historical and social significance as a late 1870s cottage built by Richard Molesworth Taylor. Taylor's proposal to build four cottages as a speculative development was unsuccessful however No.12 was built when the property was purchased by Akaroa Postmaster Frank Young Stratten and his wife Charlotte in 1878. In 1886 the property was sold to Albert Judd, a billiard table proprietor. Until the mid 20<sup>th</sup> century the cottage had had a series of local owners including the wife of the Akaroa Sargent, a solicitor, and from 1896-1900, Anna and George Penlington, the latter an Education Board Draughtsman, and later architect. In 1945 ownership transferred to a non-local, Clare Henshall, a Christchurch jeweller. It was then transferred into a series of joint family ownerships from 1950 and from 2000 became a holiday rental cottage.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

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

The cottage has cultural significance as it demonstrates the characteristics of the way of life of working people in Banks Peninsula during the 19<sup>th</sup> century. It is illustrative of the timber constructed colonial cottages and dwellings that are a particular characteristic of life in the early European settlement of Akaroa and that now function as holiday homes reflecting the cultural changes in the way of life in this area over the past 140 years of European settlement.

### **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 an 1870s gabled weatherboard cottage with a built in lean-to and convex corrugated iron verandah. The cottage has retained its 19<sup>th</sup> century appearance. A gabled addition of unknown date has been made in the rear yard of the cottage.

### **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 will retain evidence of methods of construction, carpentry and materials that were employed in Akaroa in the late 1870s.

### **CONTEXTUAL SIGNIFICANCE**

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

The cottage has high contextual significance as it is part of a group of listed heritage buildings in this section of Rue Balguerie. The cottage is situated next door to St Peter's Church. It sits close to the roadway, nestled in a mature garden which retains its characteristic picket fence. The dwelling contributes to the aesthetic consistency of the street in terms of scale, form, type and materials. The immediate setting consists of the property title.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

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

## **ASSESSMENT STATEMENT**

The cottage at 12 Rue Balguerie is of overall significance to the Christchurch District including Banks Peninsula. It has historical, social and cultural significance as an 1870s cottage that was home to a series of local families through the late 19<sup>th</sup> /early 20<sup>th</sup> century, including that of George Penlington, before following the pattern of many 19<sup>th</sup> century Akaroa homes by becoming a holiday home. The cottage is of architectural and aesthetic significance for its intactness, including its original convex verandah, and has high contextual significance as it makes an important contribution to the streetscape and colonial character of this part of Rue Balguerie and the town more generally. The dwelling and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **REFERENCES:**

CCC Heritage File *12 Rue Balguerie*

**REPORT DATED: 27 JANUARY 2015**

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

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