

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 724
*FORMER DWELLING AND SETTING -
35 RUE LAVAUD, AKAROA***



PHOTOGRAPH: CCC Heritage files June 2013

HISTORICAL AND SOCIAL SIGNIFICANCE

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

This dwelling is of historical and social significance for its history of ownership and use. was built by William Penlington, a local carpenter, who purchased the property in 1863. Research to date has not established the exact date of the cottage. It appears to date from the 1870s, with extensions recorded as dating from the mid 1880s. By the mid 1880s the cottage was occupied by a tailor Charles Alger. The property continued to be leased out until it was sold by the executors of Penlington's wife Maria's estate in 1916, William having died in 1899. In 1916 the property was purchased by the Akaroa Borough Council for the Borough electrician. It continued to be used to house electricians when the responsibility for power transferred to the Banks Peninsula Electric Power Board which was founded in 1920. The property remained in the ownership of the power companies through their various amalgamations with Southpower using it as a holiday home for its staff until they sold it in 1997. The property was then purchased by a local builder who established a builder's yard on the property and constructed a workshop and covered storage yard to the rear of the building. More recently the building has been used as an art and design gallery.

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 building is of cultural significance as tangible evidence of early European settlement, like a number of residential dwellings on Rue Lavaud it has evolved from residential to commercial use during the 20th century which is evidence of cultural changes in society and use over time. For 35 Rue Lavaud this change of use occurred during the late 20th /early 21st century reflecting the cultural societal changes in the commercial evolution of the main street. The dwelling also had a period of use as a holiday home during the 20th century like many of its contemporaries in Akaroa, a reflection of the towns increasing popularity during this period as a holiday location for often Christchurch based residents. Its ownership by the Akaroa Borough council and the various power companies reflects the 19th and early 20th century practice of employers providing accommodation for employees, especially in smaller towns.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The building has architectural and aesthetic significance as a mid-late 19th century one and half storey weatherboard colonial cottage. The dormer window and the cross gable both have bargeboards with a waveform pattern and the upper floor windows are both distinguished by arched window heads. The cottage has undergone some alteration, the ground floor gable sash has been replaced and the finials were added when the cottage was restored in 1997. There has been some alteration to the interior including the removal of mantelpieces and the installation of a skylight. The cottage has retained its mid-late 19th century colonial style and although today used for a commercial purpose has retained its domestic character.

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 dwelling has technological and craftsmanship significance for the information it may provide of mid-nineteenth century building practices, methodologies, materials and fixtures likely to typify this era of timber construction in Akaroa. Locally milled timber was the predominant construction material in colonial Akaroa due to its availability from the numerous mills operating at this time on the peninsula.

CONTEXTUAL SIGNIFICANCE

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

The building has contextual significance as part of a group of listed buildings in this section of Rue Lavaud, including the neighbouring building to the north. The cottage retains

consistency in terms of materials, form, style and scale which characterises the colonial identity of the township. The setting consists of the property title which includes the modern unlisted builders workshop and covered storage to the rear of the building. Typically for the period the cottage sits close to the roadway with a small front garden and large rear yard. The road frontage has a white picket fence, a common colonial boundary treatment for 19th century cottages. The cottage is widely visible due to its location opposite the open space of the recreation ground which contributes to its landmark significance. It forms part of a streetscape that contains several character and heritage buildings from the 19th century which collectively play a large part in defining Akaroa's character.

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

35 Rue Lavaud has overall heritage significance to Christchurch and Banks Peninsula as a mid-late 19th century colonial dwelling. It has both historical and social significance as a Rue Lavaud property that has transitioned from an early residential dwelling to a holiday home as needs have changed a dictated to a commercial property reflecting the social and historical changes in the township since the late 19th century. As the property was in the ownership of the successive power providers to Akaroa for 81 years the property is associated with the changing nature of power providers to the township during much of the 20th century. It has cultural significance as tangible cultural evidence of early European settlement and like a number of residential dwellings on Rue Lavaud it has evolved from residential to commercial use during the 20th century which is evidence of cultural changes in society and use over time. The building has architectural and aesthetic significance as a mid-late 19th century one and half storey weatherboard colonial cottage. The dwelling has technological and craftsmanship significance for the information it may provide of mid-nineteenth century building practices, methodologies, materials and fixtures likely to typify this era of timber construction in Akaroa. The property has contextual significance due to its consistency in terms of materials, form and style with the surrounding 19th century listed heritage buildings in this section of Rue Lavaud. Its landmark significance is heightened due to its location opposite the open space of the recreation ground and it forms part of a streetscape that contains several character and heritage buildings from the 19th century which collectively play a large part in defining Akaroa's character. 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:

Dr Vaughan Wood, Background Information Heritage Place, 35 Rue Lavaud, 2013.

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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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