

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 746
*DWELLING AND SETTING -
23 RUE BALGUERIE, AKAROA***



PHOTOGRAPH: B. SMYTH 24.12.2015

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The dwelling at 23 Rue Balguerrie has historical and social significance as an 1880s dwelling with a long association with the Vangioni family. The property was part of Rural Section 200 that was purchased by John T Watson, Akaroa's Resident Magistrate from 1847 to 1870, in 1851. In 1885 the property that became No. 23 was purchased following Watson's death, by William McDonald, a local farmer. In 1887 he went bankrupt and on sold to Julia Vangioni, wife of Joseph Vangioni, who had run a general store on the corner of Rues Lavaud and Brittan since 1877. Research to date indicates that the house dates from around the mid-1880s. The house was leased until the early 20th century when Joseph Vangioni moved into the house following the death of his wife in 1916. Two of Vangioni's children subsequently

lived in the house, Angelina until 1946 and Louis Joseph Vangioni until his death in 1951. Like many Akaroa properties in the mid 20th century No. 23 became a holiday home, remaining in the family of Robert and May Young for over three decades. They subdivided the property separating the separate dwelling they had created from the garage at the rear of the building. In 2007 the house was sold and has been renovated and functions as a holiday home.

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 23 Rue Balguerie has cultural significance as it provides an example of the cultural habit in rural townships and areas such as the Banks Peninsula settlements, of retaining property through several generations of one family. That these dwellings survive is due in part to long family ownership and cultural societal changes, including transport and roading development over time that led them to becoming holiday homes in Akaroa and the wider peninsula.

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 dwelling at 23 Rue Balguerie has architectural and aesthetic significance as a two-storey weatherboard dwelling built a decade or two later than many of its colonial neighbours and on a slightly larger scale. The steeply pitched roof with two cross gables over windows on the front elevation accentuate the verticality of this relatively simple building. The convex verandah is enhanced decorative brackets. The ground floor design has retained its original 19th century layout of a central hallway flanked by four rooms. Minor alterations have been made to the rear of the building however these have not altered the character or form of the dwelling.

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 at 23 Rue Balguerie has technological and craftsmanship significance as it will retain evidence of mid 1880s methods of construction, detailing and use of materials methodologies and materials. The materials, fixings and construction are likely to typify this era of timber construction in Akaroa. Timber was the predominant material for building in Akaroa due to the convenient supply of locally milled timber.

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 at 23 Rue Balguerie has high contextual significance as it is part of a group of heritage listed 19th century colonial cottages and buildings in this section of Rue Balguerie. As a group these cottages retain the colonial aesthetic of a 19th century streetscape in Akaroa. The dwelling contributes to the aesthetic consistency of the street in terms of its general scale, form, type and materials. It has some landmark significance due to its slightly larger scale and its visibility from the roadway. The setting, which consists of the property title, is enhanced by a mature garden setting complete with the white picket fence which was a consistent boundary treatment in 19th century Akaroa.

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 dwelling at 23 Rue Balguerie has overall heritage significance to Christchurch and Banks Peninsula due to its long standing association with the Vangioni family who were well-known in Akaroa as the owners of the general store on the corner of Rues Lavaud and Brittan, which remains to this day. It has historical and social significance, for its generational ownership and like many Akaroa properties in the mid-20th century, for its use as a holiday home, remaining in one family for over three decades and still functions as a holiday home today. The dwelling at 23 Rue Balguerie has cultural significance as it provides an example of the cultural habit in rural townships and areas such as the Banks Peninsula settlements, of retaining property through several generations of one family. It has architectural significance as a mid-late 19th century colonial dwelling with two cross gables over the main elevation and a largely original internal layout. 23 Rue Balguerie has technological and craftsmanship significance as it will retain evidence of mid 1880s methods of construction, detailing and use of materials methodologies and materials. It has high contextual significance as part of a group of 19th century colonial buildings that define the character of this section of Rue Baluguerie. 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:

Wood, Vaughan. Background Information Listed Heritage Place, 21 Rue Balguerie. June 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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