



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 By 1877 it had been replaced by a larger building, the footprint of which resembles that of the present dwelling.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, Matheson, 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.

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