

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 389
*DWELLING AND SETTING – 311 MONTREAL 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.

311 Montreal Street has historical and social significance for its long term association with Hans Kennedy and his family and its later social relevance as a centre for social, political and environmental activism.

The house was built in 1909 for Hans, his first wife Elenor and their daughter Irene. Hans Kennedy was a teacher who taught at Addington School for 40 years. He was a keen outdoorsman, noted as one of the first Europeans to camp in the Taylors Mistake area (Ogilvie, 1978). He was also an honorary life member of the St Paul's Presbyterian Church board of managers. In 1930 at the age of sixty Kennedy married again, to Elizabeth

Roxborough. The couple had three children. Hans lived at the house until his death in 1957 at the age of 87 years. Elizabeth remained in the house until the late 1970s, living in part of the building and renting other parts to either one or two tenants. In 1980 the family sold the property.

From the early 1980s, 311 Montreal Street has been home to sisters Diana and Lesley Shand. Both Diana and Lesley are politically active with regard to public, community and environmental issues. Diana was a human rights commissioner, a regional councillor and has occupied senior roles with international environmental NGO the International Union for the Conservation of Nature (IUCN). Lesley (MNZM) has served on the North Canterbury Conservation Board and is active in the Forest and Bird Society.

The house has also served as a venue for political and environmental gatherings including meetings associated with the 1981 Springbok Tour protests, the Tenants Protection Association and ICON (the inner city west residents group) amongst other causes. The then Prime Minister Geoffrey Palmer attended Labour-Green meetings upstairs and Lianne Dalzell, former Labour MP and current Christchurch Mayor (since 2014), and prominent Landscape Architect Di Lucas, flatted there.

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 311 Montreal Street has cultural significance due to its association with political, social and environmental activism since the early 1980s. As the home of Diana and Lesley Shand the house has been the venue for several political campaigns. As the home of the Kennedy family 311 Montreal Street is representative of a middle class lifestyle in the inner-city during the early twentieth century. This area of Christchurch was once home to many wealthy families who built similarly large dwellings around the fringes of the Botanic Gardens and Canterbury College.

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.

311 Montreal Street has architectural and aesthetic significance as a large and ornate Edwardian Queen Anne-style villa.

The dwelling was designed in 1909 by William Stevenson Anderson. Anderson was an associate member of the New Zealand Institute of Architects. He built other homes in Christchurch including examples in Fendalton and Harewood. His designs are characterised by his attention to timber detailing.

The eclectic nature of the Queen Anne style is illustrated in this house with its picturesque massing of forms and variety of details. The dwelling has multiple gables with both shingles and half-timbered detailing in the gable ends. The open balconies on the first floor have shingled aprons with an art nouveau motif in the railings. Bay windows extend through the two floors with board and batten detailing between the sets of triple sash windows. The exterior of the house retains its original appearance. Some alteration however has been

made to the interior to accommodate independent tenants. Following the death of her husband, Elizabeth Kennedy had the house divided into flats with two flats having been created downstairs and one flat upstairs.

In the 2010/2011 Christchurch Earthquakes, 311 Montreal Street sustained damage to both the interior and exterior. The lath and plaster walls and ceilings throughout the entire ground floor and first floor levels suffered damage. Both chimneys were removed.

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 311 Montreal Street has technological and craftsmanship significance due to its early twentieth century timber construction and variety of timber detailing.

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 311 Montreal Street and its setting have contextual significance because of its location and relationship with the surrounding built environment. The house is one of a number of Victorian and Edwardian homes in the vicinity of Worcester Boulevard, including 42 Gloucester Street (Orari), and the single storey dwelling on the corner of Armagh and Gloucester Streets. These buildings provide a residential backdrop to several of the city's important public buildings including the Arts Centre, the Canterbury Museum, as well as educational complexes such as Christ's College. The setting consists of the footprint of the listed building within a rectangular section fronting Montreal Street. The house has an established garden setting with the street boundary defined by a medium height hedge. The house has landmark significance within the inner-city due to its intricate design, scale and visibility from the street. Its location opposite the Art Gallery contributes to its prominence within central Christchurch. The house retains its original residential character in terms of its garden setting and the size of its section.

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 at 311 Montreal Street and setting are of archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900. The T S Lambert Map of 1877 records a smaller building on the site.

ASSESSMENT STATEMENT

The dwelling at 311 Montreal Street and its setting have overall heritage significance to Christchurch, including Banks Peninsula. The house has historical significance as it remained in the Kennedy family, for whom it was built, for 70 years. The house has cultural significance because its connection to Diana and Lesley Shand – both of whom have been involved with political, social and environmental activism at local and national levels. 311 Montreal Street has architectural and aesthetic significance because of its distinctive Queen Anne architectural character as designed by W Stevenson Anderson in 1909. The dwelling has technological and craftsmanship significance due to its early 19th century timber construction and variety of timber detailing. The dwelling at 311 Montreal Street and its setting have contextual significance because it is part of a group of four late 19th/early 20th century timber buildings which define the heritage character of this inner-city block. The house retains the original character of the area with its mature garden setting contributing to the character of this part of Christchurch. The dwelling and setting are of archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

REFERENCES:

Christchurch City Council Heritage files *311 Montreal Street*
Progress (1913, September) p 667.
Progress (1909, September) p 388.
The Press (1957, 1 July) Obituary Mr H Kennedy p,6.
L Shand and M Saunders (2006) 311 Montreal Street. Applicant for Hagley/Ferrymead Community Board Heritage Award.
Ogilvie, G. (1978) *The Port Hills of Christchurch*. Reed, Christchurch

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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.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.