

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 391  
*DWELLING AND SETTING– 402 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.*

The dwelling at 402 Montreal Street has historical and social significance for its connection to Reverend John Aldred and Joseph Colborne Veel. The dwelling was built in 1878 when builder Henry Haggerty leased the property from the Rev. John Aldred and raised a mortgage to build on the site. Rev. Aldred, after whom Beveridge Street was once named, was an ordained Wesleyan minister, had arrived in New Zealand in 1840. He settled in Christchurch in 1854 as one of the first Wesleyan clergyman in the town and was granted land in Durham Street North by the Superintendent in 1856. Aldred was sent to Dunedin in 1864 but he later returned to live in St Albans.

Haggerty encountered financial difficulties and sold the property to Dan Griffiths in 1882. Griffiths owned it for 10 years before Joseph Colborne Veel purchased part of the property in a mortgagee sale. Oxford-educated, Veel arrived in New Zealand in 1857, where he joined

the staff of *The Press* and subsequently became editor, a position he held until 1878. Veel also served on the Canterbury College Board of Governors and was secretary to the North Canterbury Education Board. He died in 1895 and in 1899 the property passed to his daughter Mary Colborne Veel, a spinster. Mary was renowned for her work visiting those in need and for her illustrations and stories that featured in the school journals of the day. In 1900 she transferred the property to Gertrude Colborne Veel, who retained ownership for 13 years. The house has subsequently been owned/occupied by several single women, a retired farmer, a storekeeper, a plumber and an electrical engineer. For over 17 years the property was owned by Lesley Collingwood, (later Beaven), who lived there with her husband, noted architect Peter Beaven. The building sustained moderate damage in the Canterbury Earthquakes of 2010-2011.

### **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 has cultural significance as it reflects the way of life of its former inhabitants since the late 1870s, including those more recent residents who have chosen to live in a historical cottage in the central city.

### **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 has architectural and aesthetic significance as a vernacular Carpenter Gothic cottage that also features some classical detailing. The two-storeyed weatherboard cottage has a gabled roof with decorative bargeboards and a rusticated facade with quoins and eaves brackets. A concave veranda extends the length of the façade and there is a box bay window on the south elevation.

The building has undergone internal modifications. In 1989 architect John Huggins redesigned and extended the rear of the building, reconfiguring the kitchen, dining, and living areas. Architect Peter Beaven later added a hall running the width of the ground floor to act as a sound barrier within the house. In 2010 further internal alterations were made including new central heating and hotwater systems. The house sustained moderate damage in the 2010-2011 Canterbury Earthquakes, and its chimney has been taken down to roof level.

### **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 at 402 Montreal Street has technological and craftsmanship significance due to its early construction, materials (mainly timber) and detailing which evidence the period in which it was built.

### **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 and its setting at 402 Montreal Street has high contextual significance as one of a group of early cottages in Montreal Street. The group consists of five cottages, four of which are single storeyed. Of the five cottages, 402 Montreal Street stands at the southern end of the row and is the only two-storeyed dwelling. This group of cottages forms a coherent section of streetscape in an area of Christchurch which has undergone considerable urban renewal in recent years. These cottages reflect the historic residential character of the area around Conference/Peacock and Beveridge Streets. The streetscape value of this cohesive group is enhanced by the proximity of the buildings to the street. The dwelling has landmark value for its place in the group and its larger size and singles it out from the neighbouring cottages.

The setting to the cottage consists of a square parcel of land with the listed building positioned off-centre, closer to the northern boundary. The house is set in a mature garden with large trees surrounding the building. The dwelling is fully exposed to the street at the front with a small lawn and concrete path in front of the veranda.

## **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 at 402 Montreal Street has archaeological significance because of the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The dwelling and its setting has overall heritage significance to Christchurch, including Banks Peninsula. The dwelling has historical and social significance due to its colonial history and association with the Rev. John Aldred, one of the first Wesleyan ministers resident in the city after whom Beveridge Street was once named, and J C Veel, editor of the Press and active in education within the city. The dwelling has cultural significance as a demonstration of the way of life of its past and present residents and architectural significance as an early vernacular building with some classical detailing. The dwelling has technological and craftsmanship significance for its remaining evidence of early construction methods, materials and detailing. The dwelling and its setting have high contextual significance as part of a group of five 1870s cottages which make a significant contribution to the historic streetscape of the northern sector of the central city. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property.

**REFERENCES:**

Christchurch City Council Heritage files *402 Montreal Street, Cottage*

'The Late Miss Mary Colborne-Veel' *The Press* 23 February 1923.

'JV Colborne Veel' *The Press* 30 July 1895.

'Obituary. The Rev. John Aldred' *The New Zealand Methodist* 20 January 1894.

Historic place # 3102 – Heritage NZ List: <http://www.heritage.org.nz/the-list/details/3102>

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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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