

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
*CHRIST’S COLLEGE – 33 ROLLESTON AVENUE,
CHRISTCHURCH***

Christ’s College is the city’s oldest school. It was founded in Lyttelton in 1851, relocated to Christchurch in 1852 and established on its present site in 1857. This Anglican secondary school for boys was modelled on the English public school system and was considered to be an integral component of the Canterbury Association’s new settlement.

Christ’s College possesses one of the most significant groups of heritage educational buildings in the city. It is associated with a number of leading city architects, in addition to overtime significant members of the teaching staff, and many hundreds of past and present staff and pupils. Post-quake, along with junior schools such as Cathedral Grammar and St Michael’s, Christ’s College is one of the most substantial and most enduring of all the education facilities that once made up the inner-city educational facilities.

The College site at 33 Rolleston Avenue contains twelve scheduled buildings and the College’s principal open space, the Main Quadrangle, which all contribute significantly to the heritage values of the site.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 482
*CHRIST’S COLLEGE FORMER BIG SCHOOL AND SETTING, 33
ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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.

Christ's College's Big School has high historical and social significance as the oldest building on the College site. Big School, so named because it once housed all of the teaching rooms at the College, was built in 1863. Earlier buildings on the site were constructed from timber and are no longer extant. JE Fitzgerald (1818-96), a leading Canterbury settler, one-time editor of the *Christchurch Press*, and an amateur architect, designed Big School in 1850 while still in England. It was funded by the Provincial Council and constructed by builder James Johnston. By the late 19th century classes were largely held in other College buildings and Big School was used variously as an assembly hall, gymnasium and theatre until it was converted for use as the school library in 1958. A substantial west wing addition undertaken in 1989-90 doubled the footprint of the building but maintained the integrity of the eastern/quadrangle elevation.

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.

Big School is of high cultural significance having been part of the College complex since 1863, a testament to the value the colonists placed on community culture through education and the cultural value the school places on the durability of its built fabric and school heritage. The Heritage New Zealand list entry for the building states that 'Big School may be the oldest educational building in New Zealand still in use for educational purposes' (Historic place item # 48). The panelling installed around the west side of the building in 1910 was a memorial to the South African [Boer] War. During World War I the flagpole atop the building was raised following the chapel service during which the names of Old Boys who had been killed were read out.

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.

Big School has high architectural significance, as it is an early colonial building designed in the Gothic Revival style that was to become synonymous with the 19th century architectural heritage of Christchurch. Although an amateur architect, J E Fitzgerald took a keen interest in the architectural development of Christchurch. Even before he had set foot in New Zealand Fitzgerald envisaged his design would express the value of strength of character to the school's pupils. Fitzgerald was Canterbury's first Superintendent and he is commemorated by a statue on Rolleston Avenue near the intersection with Cashel Street. Groups of lancet windows, buttresses, a pointed arch entrance door and steeply pitched gabled roof convey the Gothic Revival style that was particularly favoured in the Church of England settlement. The gable ends feature large composite windows set within timber frames and all the windows are filled with diamond-pane leaded glass. The multi-coloured slate roof may date from c1896, the year in which two fireplaces [since removed] were installed in the building. Leading Canterbury architects have undertaken alteration to the building over time to adapt for uses as the school changed and grew. Heathcote Helmore undertook the library conversion in 1958 and Warren and Mahoney installed the mezzanine installed, 1970 and double height addition to west, 1989-90. The latter's west extension echoed the gabled roof forms and fenestration of Condell's House (now known as Selwyn House) to the south of Big School. The original Big School was constructed by James Johnston, an early carpenter/builder who provided the venue for the first Presbyterian service conducted in the city in 1853 and built the first stage of Riccarton House (1856).

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 building has technological and craftsmanship significance for what it may reveal of nineteenth century material, fixtures, fittings and construction methodologies. Technological and craftsmanship significance of the building lies in the quality of its masonry construction,

which has weathered more than 150 years. Inside the building, the panelling dates from 1900/1910, from which time it established a precedent for the internal treatment of later additions and alterations. The building also has technological and craftsmanship significance that can be attributed to the later additions to the building and for what that may reveal of late twentieth century material, fixtures, fittings and construction methodologies.

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.

Big School has high contextual significance as a defining component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. Big School presents its eastern elevation to the Quadrangle and the monumentality of its steeply pitched gabled roof heightens its visibility within the Christ's College grounds.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the city's educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

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.

Big School is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

Big School and its setting are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded early educational architectural precincts in New Zealand. The building has high historical and social significance as the oldest building on the site; high cultural significance for its place within the school's history and identity, and high architectural significance for its design and association with J E Fitzgerald and association with one of the city's early colonial builders. The building has technological and craftsmanship significance for what it may reveal of nineteenth century material, fixtures, fittings and construction methodologies. It has high contextual significance arises from its place and prominence in the College grounds, as a

defining element of the Main Quadrangle, and as part of a recognised educational and architectural precinct. Big School is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

Historic place # 48 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/48>

College, Christ's College 125 Years. Bascands Ltd.

REPORT DATED: 3 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 475
*CHRIST’S COLLEGE MAIN QUADRANGLE AND SETTING – 33
ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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 Main Quadrangle has historic and social significance as the premier open space of the College, around which are arranged buildings dating from 1863. Christ's College has occupied its present site since 1857, with the earliest buildings being constructed of wood and the first masonry structure (Big School) dating to 1863. The quadrangle was defined and redefined by teaching and accommodation buildings as the school grew.

Historic photographs show the quadrangle in use for a variety of activities such as a snowball fight arena, a parade ground for the school's cadets and the setting for staff and student photographs. After the 2010/11 Canterbury earthquakes the quadrangle was filled with prefabricated classrooms while repairs could be carried out to the College's damaged buildings.

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 Main Quadrangle has cultural significance in the contribution it makes to the school's English collegiate atmosphere, which is also embodied in the organisation of the school into houses, the College uniform, and the Collegiate Gothic style of the buildings. It also has high cultural significance as an integral central form that has been highly regarded by the school over generations and defines the layout of the site.

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 Main Quadrangle has high aesthetic significance as the chief landscape feature of the College and the focal point around which the College's principal buildings are arranged. It serves as a formal unifying element at the centre of a precinct of buildings that date from 1863. The immaculate presentation of the Quadrangle's lawn, on which it is not (generally) permitted to walk, enhances the high quality aesthetic experience the College presents to masters, pupils and visitors to the school, as well as those passing by the school gates.

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.

There is some craftsmanship value of the Main Quadrangle lies in the simplicity of its materials, asphalt, concrete and grass, which are well maintained.

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 Main Quadrangle has high contextual significance as the centrepiece of the Christ's College site. The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

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 Main Quadrangle is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The Main Quadrangle and its setting are of overall significance to Christchurch, including Banks Peninsula as a defining feature of one of the most well-known and highly regarded early educational architectural precincts in the country. The Main Quadrangle has historic and social significance as the premier open space of the College, around which are arranged buildings dating from 1863. The Main Quadrangle has high historical and aesthetic significance as the central element of the College site and a formal open space that communicates the values of the college and its commitment to a high quality built environment. The Main Quadrangle has cultural significance in the contribution it makes to the school's English collegiate atmosphere, which is also embodied in the organisation of the school into houses, The Main Quadrangle has high aesthetic significance as the chief landscape feature of the College and the focal point around which the College's principal buildings are arranged. It has high contextual significance as the centrepiece of the Christ's College site and is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)
ATL Collection of images: (ATL Collection, PAColl-0713-05), (ATL Collection, 1/20049641-F), (ATL Collection, 1/1-007133-G).

REPORT DATED: 3 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 477
*CHRIST’S COLLEGE CHAPEL AND SETTING – 33 ROLLESTON
AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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 College Chapel has high social and historical as it embodies the school's Church of England (Anglican) principles and as the second oldest masonry building at the College. The Chapel was initially built to a design by Robert Speechley (1840-84) and opened on 23 October 1867, a few weeks before the first Headmaster's House, schoolroom and dormitory were destroyed by fire on the 5th of November 1867. As the school roll increased so did the need for greater space in the chapel and additions were made in 1884 and 1957. The 1955-57 extensions included a World War II Memorial Porch, which had been the subject of considerable debate amongst the Old Boys' Association and the School Board since the late 1940s. The chapel received only minor damage in the 2010-2011 earthquakes and was used post-quake as a temporary home for worship by the Christ Church Cathedral community's evensong and Sunday services as well as weddings, baptisms and funerals until the Transitional Cathedral was opened in Latimer Square.

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 College Chapel is of high cultural and spiritual significance embodying both the school's Church of England (Anglican) principles and its adherence to the English public school model, which was transplanted to Canterbury by the founders of the province. In addition to serving the school community, the Chapel is also accessed by the wider community during events such as weddings and funerals of Old Boys. The commemorative plaques within the Chapel and the World War II memorial porch are of considerable cultural and spiritual significance.

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 Chapel has high architectural significance, as it is an early colonial building designed in the Gothic Revival style that was to become synonymous with the 19th century architectural heritage of Christchurch. Its architect, Robert Speechly, had come to Christchurch from England on a five-year contract to supervise the construction of the Anglican Cathedral. The chapel was enlarged by Benjamin Mountfort in 1883-84, had an organ chamber added to it by Mountfort in 1888, and was enlarged again by Paul Pascoe in 1955-57. Both Mountfort and Pascoe are leading figures in the architectural history of Canterbury, the former known as one of New Zealand's premier Gothic Revivalists, while the latter made a significant contribution to the development of New Zealand modernism. Pascoe's addition more than doubled the size of the chapel but largely maintained the integrity of its northern elevation fronting on to the Main Quadrangle. Inside the chapel Pascoe moved the pews from inward-facing in the collegiate manner to forward-facing and lightened the interior with the use of Oamaru stone. The lead ceiling bosses were installed at the instigation of Bishop Warren.

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 Chapel has high technological and craftsmanship significance for what it may reveal of 19th and 20th century materials, fixtures and fittings and the construction and design methodologies employed. It has craftsmanship significance for the quality of its masonry construction including the internal decorative elements and the presence of a number of notable and also commemorative stained glass windows, including the Harper window above the altar, which dates from December 1895.

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 College Chapel has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The Chapel presents its northern elevation to the Quadrangle and its obvious ecclesiastical purpose gives the building an individual and defining appearance within the Quadrangle.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

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 Chapel is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

Christ's College Chapel and its setting are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded architectural precincts in the country. The building has high historical significance, for its early date as an integral element of the functioning of Church of England (Anglican) school and for its history of extension as the school role grew. The College Chapel is of high cultural and spiritual significance embodying both the school's Anglican principles, on which the school was founded, and its adherence to the English public school model and for its religious and commemorative and memorial functions. The Chapel has high architectural significance for its association with three well-known architects who made notable contributions to the architectural history of the province. The Chapel has high technological and craftsmanship significance for what it may reveal of 19th and 20th century materials, fixtures and fittings and the construction and design methodologies employed and craftsmanship significance for its masonry construction, decorative detail and stained glass fenestration. The high contextual significance of the Chapel arises from its defining contribution to the College precinct. The Chapel is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

Historic place item # 3277 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/3277>

REPORT DATED: 4 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 478
*CHRIST’S COLLEGE FORMER CONDELL’S HOUSE AND
SETTING - 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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.

Christ's College's Condell's House has high historical and social significance as the oldest timber building on the College site. Its association with Thomas de Renzy Condell (1848-1923), who was the first Old Boy of the school to join its staff, is particularly notable. For most of its history the building was named after Condell who was born in County Cork, Ireland and came to New Zealand as a child. He began his schooling at Christ's College at the age of 12 and enjoyed both academic and sporting success, winning scholarships and captaining the 1865-6 Cricket XI. In 1867 he was offered a post at the school as assistant master and later became the first housemaster of the building that once bore his name. In May 1879 Condell and 20 boys moved into the house, which was to become known for its cricketing success in the late 1880s. When the house closed in 1893 in response to the global depression of the

early 1890s, Condell left the school and entered the commercial world. He remained a keen supporter of the school and its Old Boys' Association. Between 1893 and 1918 the house was used as a master's residence, a role it also played in the period 1932-40 when depression once again reduced the school roll. Tommy Tohill was resident master from 1937 until he retired in 1954. In 1960 the building became a dayboy house for both Condell and Corfe Houses, overseen by two housemasters. In 2001 Corfe and Condell relocated to Gloucester Street and the building was renamed Selwyn. The building's other key contribution to the life of the school is that it houses the school bell in a tower atop one of the gables. The College porter rang the bell by hand until it was automated in 1976.

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 cultural significance of the former Condell's House lies in its embodiment of the system of school houses that is an important aspect of the English public school model upon which Christ's College was based. Preservation efforts by the school community ensured the 1878-79 section was retained when the building was remodelled in 2001-2002.

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 former Condell's House has high architectural significance as the earliest extant example of the Collegiate Gothic style that is synonymous with Christ's College. As the only timber building overlooking the College's Main Quadrangle, Selwyn House conveys through its materials and appearance a mid-Victorian educational aesthetic. The Collegiate Gothic style is signalled by the pointed arch openings of the large first floor windows, the scale of which gives the building an institutional appearance. The building also has significance as the work of architect Thomas Cane (1830-1905), who arrived in Christchurch in 1874 and, in the following year, succeeded Benjamin Mountfort as Canterbury Provincial Architect. In 1876, with the abolition of the provincial government system, Cane was appointed Architect to the Canterbury Education Board, in which role he was also responsible for the design of Christchurch Girls' High School at the Arts Centre site (1876). Cane is also well-known as the designer of the Timeball Station in Lyttelton (1876, demolished). The builder was James Gross. Significant alterations to the building in 2001-2002 involved the demolition of the 1918 wings to the south and west, which were replaced by a four-storey block designed by Wilkie and Bruce. Some original 1878-79 spaces remain, especially on the ground floor.

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 building technological and craftsmanship significance for what it may reveal of 19th century timber construction, materials, fixtures and fittings and the design methodologies employed at the time. It has craftsmanship significance for its internal timber detail and the

manner in which successive alterations and additions have been executed in sympathy with the original building.

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 former Condell's House has high contextual significance as a defining component within the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's main quadrangle. The building presents its eastern elevation to the quadrangle and although it is not a large building its timber construction and dominant gable form gives it a degree of visibility and individuality within the group.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the city's educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

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 former Condell's House is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The former Condell's House and its setting are of overall high significance to Christchurch, including Banks Peninsula as the only survivor of the College's early timber structures and is a significant element within one of the most well-known and highly regarded architectural precincts in the country. The building has high historical significance for its association with Thomas de Renzy Condell who was the first Old Boy of the school to join its staff, and its association overtime with a considerable number of notable former pupils. It has cultural significance for its use as a boarding hostel and school house and its embodiment of the system of school houses that is an important aspect of the English public school model upon which Christ's College was based. The former Condell's House has high architectural significance for its Collegiate Gothic design and association with colonial architect Thomas Cane. The building technological and craftsmanship significance for what it may reveal of 19th century timber construction, materials, fixtures and fittings and the design methodologies employed at the time. It has high contextual significance given its contribution to the College

precinct. The former Condell's House is of archaeological significance as one of the oldest structures on the site which has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

Historic place item # 4913 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/4913>

CJ Blaikie, *Towards 100, Condell's House 1879-1979*, 1979.

REPORT DATED: 4 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 615
*CHRIST’S COLLEGE FORMER NEW CLASSROOMS AND
SETTING – 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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 'New Classrooms', which were taken over by Harper and Julius Houses in 1931, have historical and social significance as part of the evolving complex of Christ's College. Designed in 1885 and opened in the following year, the classroom block met the need for more teaching space at a time when the college roll was increasing rapidly. The New Classrooms were '...the most substantial building the college had yet erected....' (Lochhead, p. 260). Harper and Julius, formerly known as South Town and North Town, are dayboy houses. In 1962 the last two classrooms were taken over by other house facilities but it was not until 1981 that the two houses were physically separated in the building, with their own entrances and stairs. The building was strengthened and repaired following the Canterbury

earthquakes and in October 2014 Christ's College was awarded the Supreme Award for the restoration of the Harper and Julius Houses at the Canterbury Heritage Awards.

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 cultural significance of the former New Classrooms lies in its use as teaching space for the College and after 1931 for its embodiment of the culture of school houses which are an important aspect of the English public school model upon which Christ's College was based.

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 former New Classrooms has high architectural significance as an example of the evolution of the College's signature Collegiate Gothic style. Noted Canterbury architect Benjamin Mountfort had earlier designed the Sub-Warden's House and Somes Building (1857, 1858), the Second Master's House (1860), the Chaplain's House (1877), and the Chapel additions of 1883-4. Apart from the Chapel additions, the former New Classrooms is the only example of Mountfort's work for the College to survive. The decision to build the New Classrooms in stone and brick was approved by the College Board in October 1884 but it was another year before a design was submitted by the architect and tenders called for. The foundation stone was laid on 17 December 1885, Mr Barrett having been the successful tenderer. Those parts of the building visible from the Quadrangle were faced in stone but the rest of the walls were brick, giving the building a decidedly domestic appearance when the south wall is viewed from Rolleston Avenue. Overlooking the Quadrangle, the north wall features a cloister sheltered by a lean-to roof carried on muscular posts and a number of large windows, some having gabled dormer roofs and all capped by a Gothic arch. Tall chimneys enhance the picturesque appearance of the main elevation and the school crest reinforces the symmetry of the cross gable at the west end. Warren and Mahoney refurbished the building in 1981, adding a mezzanine and filling the chimneys with concrete as part of the then earthquake-strengthening programme. The building has undergone a repair, restoration and structural upgrade post the 2010-2011 earthquakes.

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 building technological and craftsmanship significance for what it may reveal of 19th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. It has craftsmanship significance in the quality of its masonry construction, especially in regard to the north elevation window panels.

The textures of random rubble and ashlar stone, brick and slate enhance the picturesque quality of the Gothic Revival architectural features of the building.

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 former New Classrooms has high contextual significance as a key component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The building presents its northern elevation to the Quadrangle and it has a direct architectural relationship with the 1909 School House.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th century cultural and architectural heritage identity.

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 former "New Classrooms" building is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

Mountfort's New Classrooms and its setting are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded educational architectural precincts in the country. The 'New Classrooms', which were taken over by Harper and Julius Houses in 1931, have historical and social significance as part of the evolving complex of Christ's College. Designed in 1885 and opened in the following year, the classroom block met the need for more teaching space. The cultural significance of the former New Classrooms lies in its use as teaching space for the College and after 1931 for its embodiment of the culture of school houses which are an important aspect of the English public school model upon which Christ's College was based. The building has high architectural significance due to its design and association with leading New Zealand architect Benjamin Mountfort. The building technological and craftsmanship significance for what it may reveal of 19th century masonry construction, materials, fixtures

and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The former New Classrooms has high contextual significance as a key component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The former "New Classrooms" building is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990* (Christchurch, 1991)

IJ Lochhead, *A dream of Spires: Benjamin Mountfort and the Gothic Revival* (Christchurch, 1999)

Resource Consent Application RMA92018905, dated 20 February 2012

REPORT DATED: 4 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 481
*CHRIST’S COLLEGE SCHOOL HOUSE AND SETTING – 33
ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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.

School House has historical and social significance as part of the evolving complex of Christ's College. At the urging of Headmaster Rev. C H Moreland (1904-12) the Old Boys' Association subscribed almost £8,000 towards the cost of the new building. Governor-General Lord Plunket laid the foundation stone in February 1908 and the house was opened by July of the following year. D Scott and Son were the builders. In 1936 the Tripp Observatory was added to the building in honour of Charles Howard Tripp, who had gifted a telescope to the school in 1919. Until 1953 the College's Headmaster was also the Housemaster of School House. A centenary dinner was held in honour of School House in May 2009. The building was damaged in the 2010/2011 Canterbury earthquakes and has since been strengthened and repaired.

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 cultural significance of School House lies in its embodiment of the system of school houses that is an important aspect of the English public school model upon which Christ's College was based. As a boarding house it is held in particular esteem by past and present School House boarders.

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.

School House has high architectural significance as an example of the evolution of the College's Collegiate Gothic accepted 19th century style. In the design of School House, architect Cyril Mountfort followed the model established by his father, Benjamin Mountfort's design for the New Classrooms of 1885-6. The noted firm of Collins and Harman are identified as the co-designers of School House. C J Mountfort continued his father's practice and was also responsible for St Luke's Anglican Church in Kilmore Street (demolished post-quake). Like J J Collins and R D Harman, C J Mountfort was an Old Boy of Christ's College. School House is a three-storeyed Gothic Revival building with broad H-shaped footprint, School House has gabled roof forms, numerous groups of windows crowned by squashed Gothic arches and a ground floor cloister echoing that of the former New Classrooms. Those parts of the building visible from the Quadrangle were faced in stone but the rest of the walls were brick, just like the former New Classrooms. In the early 1980s School House was strengthened to resist earthquakes and refurbishment in 2002 included the construction of a concrete block addition at the area of the building.

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.

School House has technological and craftsmanship significance for what it may reveal of 19th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. It has craftsmanship significance for the quality of its masonry construction, especially in regard to the east elevation. The textures of random rubble Halswell stone and ashlar limestone dressings, brick and slate enhance the picturesque quality of the Gothic Revival architectural features of the building.

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.

School House has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. School House presents its eastern elevation to the Quadrangle and has a direct relationship with the former New Classrooms, which has influenced its design

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th century cultural and architectural heritage identity.

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.

School House is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

School House and its setting are of high overall significance to Christchurch, including Banks Peninsula as a key building that stands within one of the most well-known and highly regarded early educational architectural precincts in the country. It has historical significance for its age and association with a succession of the college's headmasters, who also served as master of School House. The building has cultural significance for its embodiment of the English public school model on which the college was based. It has high architectural significance for its association with two leading firms of the second generation of Canterbury architects. It also has architectural and aesthetic significance for the quality of its masonry construction and architectural detailing, School House has technological and craftsmanship significance for what it may reveal of 19th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. School House has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. It is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

College History, available at <http://www.christscollege.com/>

Resource Consent Application RMA92018418, dated 20 July 2011.

REPORT DATED: 4 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 476
*CHRIST’S COLLEGE FORMER HARE MEMORIAL LIBRARY
AND CLASSROOMS AND SETTING – 33 ROLLESTON AVENUE,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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 former Hare Memorial Library and Classrooms have high historical and social significance as a part of the evolving complex of Christ's College. The first stage of the building was erected as a memorial to Canon Francis Augustus Hare, who was the College Chaplain for 35 years until his death in 1912. Hare was Headmaster of the College in the period 1889-93 and was Acting Headmaster when he died. He also founded the *Christ's College Sports Register* in 1884 and was well known as a cricket coach. The Old Boys' Association responded to Hare's death by establishing a memorial fund in his name and had raised over £2000 by July 1913.

Construction began in mid-1915 and the noted local carver Frederick Gurnsey worked with architect Cecil Wood on the building. Although the Old Boys evidently favoured a ground floor library, Wood located the prefects' room and masters' common room here and installed the library above it. In the library a Latin inscription over the fireplace is dedicated to Hare. Two classrooms behind the library, one upstairs, one downstairs, were added by Wood to his original design and completed in 1916. Five years later another two classrooms and a science wing in the same style had been added by Wood. In 1958, having become too small to serve as the College Library, the library became the Music Room and then later a History Room. The four 1916/1921 classrooms were gradually taken over by the Maths Department. The 1921 science classrooms and laboratories became the home of the English Department in 1977 when the Tothill Science Block was completed. The building was damaged in the 2010/2011 Canterbury earthquakes and has since been strengthened and repaired.

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 Hare Memorial Library has high cultural and spiritual significance as a memorial to Canon Francis Augustus Hare, who was the College Chaplain for 35 years until his death in 1912. The 1916/1921 classrooms and labs have cultural significance for the role and contribution they have made to the College's culture with regard to educational programme and facilities of the College over time.

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 Hare Memorial Library and Classrooms has high architectural significance as the work of noted Canterbury architect Cecil Wood (1878-1947) and as an example of his early use of the Edwardian Free Style. Wood's design is in sympathy with the predominant Collegiate Gothic style of the other pre-1915 buildings around the Quadrangle but the principal elevation stands out due to its picturesque asymmetry and Tudor oriel window. The combination of grey Halswell stone, white Oamaru limestone and red Redcliffs stone enlivens the façade, which overlooks the western perimeter of the Main Quadrangle. The two-storey building was the first Wood design to be built at the College, of which the largest and best known is the 1925 Dining Hall. Classroom extensions in 1916 and 1921 resulted in a long rectangular footprint, and at one time it was thought the west end would form the southern boundary of a second quadrangle. Following the precedent of the New Classrooms and School House, Wood's Memorial Library and teaching block was clad in stone where the walls could be seen from the Main Quadrangle and brick with stone facings elsewhere. The link between the Memorial Library wing and School House features a Tudor arch and a clock. Inside the former library space timber panelling, half-timbering and exposed trusses carried on corbels carved as stone angels are further evidence of Wood and Gurnsey's commitment to the Arts and Crafts philosophy. This approach to interior detailing is also found on the ground floor which features timber panelling and in the two ground floor offices timber panel fire place surrounds with decorative brick facings. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior reflects the materials, design and aesthetics of

the period in which it was constructed, and also the educational use and changes to this over time.

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 Hare Memorial Library and Classrooms has high technological and craftsmanship significance for what it may reveal of 20^h century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. It has high craftsmanship significance for the quality of its masonry and timber construction and decorative elements, in particular the ornamental carving of Frederick Gurnsey.

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 former Hare Memorial Library and Classroom block has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The former Memorial Library presents its eastern elevation to the Quadrangle where its architectural style and central location make it one of the College's landmark buildings.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

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 former Hare Memorial Library and Classroom block is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The former Hare Memorial Library and Classrooms, including the whole interior and setting, are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded early educational architectural precincts in the country. The building has high historical significance for its place in the college's building programme and its association with Canon F A Hare and the Old Boys' Association response to Hare's death by establishing a memorial fund in his name. It has high cultural and spiritual significance as a memorial to Canon Francis Augustus Hare, who was the College Chaplain for 35 years until his death in 1912. The 1916/1921 classrooms and labs have cultural significance for the role and contribution they have made to the College's culture with regard to educational programme and facilities of the College over time. The building has high architectural significance for both its styling and association with noted architect Cecil Wood and as an example of his early use of the Edwardian Free Style. The Hare Memorial Library and Classrooms has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The high craftsmanship significance of the building derives from the quality of its construction, particularly the decorative work of leading Canterbury carver Frederick Gurnsey. The building also has high contextual significance for its distinctive contribution to the architectural quality of the Main Quadrangle. The former Hare Memorial Library and Classroom block is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site prior to 1900

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

Historic place # 3278 – Heritage New Zealand List
<http://www.heritage.org.nz/the-list/details/3278>

A Crighton and M Stocker, 'Gurnsey, Frederick George' and RM Helms, 'Wood, Cecil Walter', *The Dictionary of New Zealand Biography*, available at www.TeAra.govt.nz

G Ryan, *The making of New Zealand cricket, 1832-1914*, 2003.

Resource Consent Application RMA92019066, 2012.

REPORT DATED: 4 NOVEMBER 2014

Updated: 16 December 2021

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 479
*CHRIST’S COLLEGE MEMORIAL DINING HALL AND SETTING
– 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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 Christ's College Memorial Dining Hall has high historical and social significance as a memorial to those Old Boys who died during World War One and as a part of the evolution of the Christ's College site. In 1917 the Board resolved to establish a shared dining room to relieve each House from having to cater for the increasing number of boarders attending the school. The temporary dining hall created was evidently the subject of a letter to the Board, signed by 134 boarders in December 1919, complaining of the poor quality food being served. At the same time, the Old Boys' Association was desirous of erecting a memorial to the Old Boys who had died serving in World War One. By the time the new Dining Hall was opened the Old Boys' Association had subscribed £23,000 out of the total cost of £27,500 for the hall.

Initially the proposed site for the hall was on the north side of the Quadrangle but the Old Boys agreed to the Rolleston Avenue site and Cecil Wood was chosen to be the architect. The foundation stone was laid on 30 November 1922 by the Governor General, Lord Jellicoe. The Hall was opened on its completion in 1925 by Archbishop Julius. The Barker Memorial Fireplace of 1873 to Dr A C Barker, was rescued from the College offices and library [when they were demolished to make way for the Hall and later installed in the Tutors' Dining Room. The building was strengthened in 1987-8, at the same time as the Administration Building was built against its north wall to a design by the firm of Warren and Mahoney. The building was damaged in the 2010/2011 Canterbury earthquakes and has been further strengthened and repaired.

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 high cultural and spiritual significance of the Dining Hall lies in its memorial function and the contribution it makes to the communal life of the school. Functional memorials were less common in New Zealand after World War I than ornamental features. In contrast to Christ's College Dining Hall, for example, Christchurch Boys' High School erected a memorial shrine in 1926 to former pupils who died during World War I.

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 Memorial Dining Hall has high architectural significance as the work of noted Canterbury architect Cecil Wood and as an accomplished example of the Collegiate Gothic style. Wood had earlier designed the Hare Memorial Library (1915-16) in the Edwardian Free Style but the Dining Hall is a more formal building with a strong emphasis on the verticality of its Gothic Revival influenced design. Wood was familiar with the Collegiate Gothic style in both its British and American contexts. The Hall has a rectangular footprint and features a crenelated parapet with finials on the Main Quadrangle (western) elevation, leaded glass windows with Perpendicular Gothic tracery, buttresses and two double height bay windows. Internally the dining hall is modelled on traditional public school dining halls with its heavily panelled timber walls, portraits, timber floor, roof trusses and decorative detail. Wood also designed the tower linking the Dining Hall to Mountfort's New Classrooms. In 1987-88 the addition of an Administration Building to the north wall of the Dining Hall was made to designs by the firm of Warren and Mahoney that follow Wood's original Dining Hall aesthetic.

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 Memorial Dining Room has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship

significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The high craftsmanship significance of the building lies in the quality of its masonry and timber construction, particularly in regard to the ornamental carving of Frederick Gurnsey. Wood used Halswell, Oamaru and Redcliffs stone, as he had done in the Hare Memorial Library, and the constructional polychromy of the exterior creates an aesthetic link between the two buildings across the Quadrangle. The panelling and hammer-beam roof are notable features of the interior, which was outfitted with furniture also designed by the architect.

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 Memorial Dining Hall has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The Hall presents its western elevation to the Quadrangle where its architectural style and central location make it one of the College's landmark buildings. As the building stands on the Rolleston Avenue boundary it also makes an important contribution to the inner-city streetscape.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre (former University of Canterbury), which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

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 Memorial Dining Hall is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857. The Synod Hall, College Library and Office (1873) stood upon this site until they were demolished to make way for the Dining Hall.

ASSESSMENT STATEMENT

The Christ's College Memorial Dining Hall and its setting are of overall high significance to Christchurch, including Banks Peninsula as a defining element within one of the most well-known and highly regarded early educational architectural precincts in the country. The Memorial Dining Hall has high historical significance for its place within the college's growth

and development and as a Memorial to those Old Boys killed in WWI. In 1917 the Board resolved to establish a shared dining room to relieve each House from having to cater for the increasing number of boarders attending the school. Following complaints about the established temporary dining Hall the current Memorial dining Hall was built and opened in 1925. It has high cultural and spiritual significance due to its memorial purpose to those Old Boys who fell in WWI. It is also tangible evidence of the culture of the Old Boys Association in raising or donating funds for College buildings. The high architectural significance of the Dining Hall is due to the Collegiate Gothic aesthetic employed in its design and association with noted architect Cecil Wood and later administration additions by Warren and Mahoney. The Memorial Dining Room has high technological and craftsmanship significance for what it may reveal of 20^h century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The Dining Hall has high craftsmanship significance in regard to its construction and architectural detailing and association with carver Frederick Gurnsey. The building has high contextual significance for its location on the western periphery of the Main Quadrangle and therefore as an interface between the College grounds and public thoroughfare of Rolleston Avenue. The Memorial Dining Hall is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

Historic place # 3276 – Heritage New Zealand List

A Crighton and M Stocker, 'Gurnsey, Frederick George' and RM Helms, 'Wood, Cecil Walter', *The Dictionary of New Zealand Biography*, available at www.TeAra.govt.nz

Resource Consent Application RMA92018905, dated 20 February 2012

REPORT DATED: 4 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 617
*CHRIST’S COLLEGE DINING HALL TOWER AND HOSPITAL
AND SETTING – 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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 Christ's College Dining Hall Tower and Hospital has historical and social significance as an example of the College's provision for the physical needs of its pupils, and as a part of the evolution of the development of the Christ's College site. When the decision was made to locate the College's new Dining Hall on the Rolleston Avenue site, the 1873 Synod Hall, Library and Office was demolished and it became necessary to link in some way the Hall to the New Classrooms (later Harper-Julius Houses). Following the 1918 flu epidemic the College was also in need of more suitable hospital accommodation. Like the Dining Hall, the 1925 tower and hospital block was designed by Cecil Wood. It contained service rooms for the Dining Hall, kitchens, sculleries and the like, along with domestic staff accommodation, sick rooms and a flat for the Nursing Sister. The building was damaged in the 2010/2011 Canterbury earthquakes and was subsequently strengthened and repaired.

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 cultural significance of the Dining Hall Tower and Hospital lies in the contribution it makes to the well-being of the College's pupils, particularly to fostering the culture of the communal and community nature of the life of the College as well as addressing the needs of those pupils who boarded at the school.

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 Dining Hall Tower and Hospital has high architectural significance as the work of noted Canterbury architect Cecil Wood who was responsible for a number of other buildings within the College complex. It is also significant for the way in which it 'marries' Wood's Dining Hall with the earlier New Classrooms built to the design of Benjamin Mountfort in 1885-6. Wood had earlier designed the Hare Memorial Library [1915-16] in the Edwardian Free Style and the Dining Hall Tower block follows this aesthetic. The Tower block added one bay to Mountfort's teaching block and repeats the crenelated parapet of the Dining Hall, thereby referencing both buildings in order to bring them together. It has been finished with random rubble stonework which complements other buildings around the Main Quadrangle. The external detail and decorative elements include gargoyles by the carver, Frederick Gurnsey and a small oriel window.

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 Dining Hall Tower and Hospital has high technological and craftsmanship significance for what it may reveal of 20^h century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The craftsmanship significance of the building lies in the quality of its masonry construction and architectural detailing. The random rubble stonework enhances the family resemblance of the tower block to the other buildings around the Main Quadrangle, while the detailing of the gargoyles and small oriel window illustrate the skilled craftsmanship of the architect, the builder and the carver, Frederick Gurnsey.

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 Dining Hall Tower and Hospital and its setting have high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. The Tower block presents its north-western elevations to the Quadrangle, where its height and architectural style complement the Dining Hall but do not seek to overwhelm Mountfort's New Classrooms. As the building addresses Rolleston Avenue it also makes a contribution to that part of the inner-city streetscape.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

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 Dining Hall Tower block is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857. The Synod Hall, College Library and Office (1873) stood upon this site until they were demolished in 1921 to make way for the Dining Hall.

ASSESSMENT STATEMENT

The Christ's College Dining Hall Tower and Hospital its setting are of overall high significance to Christchurch, including Banks Peninsula as a key element within one of the most well-known and highly regarded early educational architectural precincts in the country. The Christ's College Dining Hall Tower and Hospital has historical and social significance as an example of the College's provision for the physical needs of its pupils, and as a part of the evolution of the development of the Christ's College site. The cultural significance of the Dining Hall Tower and Hospital lies in the contribution it makes to the well-being of the College's pupils, particularly to fostering the culture of the communal and community nature of the life of the College. The high architectural significance of the building is due to its association with Cecil Wood and the way in which its design successfully marries the Dining Hall and Mountfort's Victorian Gothic Revival New Classrooms. The Dining Hall Tower and Hospital has high technological and craftsmanship significance for what it may reveal of 20^h century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has 21st technological and craftsmanship significance for what it may reveal about conservation and restoration methodologies, seismic strengthening and detail employed to bring it to the current building code. The Tower block has high contextual significance for its contribution to the south-east perimeter of the Main Quadrangle and also

the streetscape of Rolleston Avenue. The Dining Hall Tower block is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

A Crighton and M Stocker, 'Gurnsey, Frederick George' and RM Helms, 'Wood, Cecil Walter', *The Dictionary of New Zealand Biography*, available at www.TeAra.govt.nz

Resource Consent Application RMA92019998, dated 28 June 2012.

REPORT DATED: 5 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 480
*CHRIST’S COLLEGE JACOBS HOUSE AND SETTING – 33
ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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.

Jacob's House has high historical and social significance as part of the evolving complex of Christ's College. The present building was a replacement for the west end of the Headmaster's House and Somes Building (Robert Speechley, c.1868), which was demolished in 1929 to make way for the new building. From 1910 until 1919 the early timber building had been Flowers' House, thereafter it was home to Jacobs' House. The need for a new boarding house was recognised by the College in the later 1920s and architect Cecil Wood was commissioned in 1929 to design it. The foundation stone was laid on 16 January 1930 by Governor-General Sir Charles Fergusson and the house was ready for occupation

at the start of the following school year. It was named for the Rev. Henry Jacobs, the College's first Headmaster who later became the Anglican Dean of Christchurch. Jacobs died in 1901 and his funeral cortege was attended by the masters, pupils and Old Boys of the College. The fireplace in the house library commemorates Guy Spencer Bryan-Brown, College Chaplain, who was killed during World War I.

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 cultural significance of Jacobs' House lies in its embodiment of the system of school houses that is an important aspect of the English public school model upon which Christ's College was based. As a boarding house, one of four at the College, it is held in particular esteem by past and present Jacobs' House residents. It has cultural and spiritual significance for its commemorative status being named after the Rev. Henry Jacobs, the College's first Headmaster, the commemoration in the house library of Guy Spencer Bryan-Brown, the College Chaplain, who was killed during World War I.

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.

Jacobs' House has architectural significance as an example of the evolution of the College's Collegiate Gothic style. Cecil Wood, one of New Zealand's noted inter-war architects, had earlier designed the Hare Memorial Library and the Dining Hall at the College. For the design of Jacobs' House he created an amalgam of the Collegiate Gothic and Georgian Revival styles so that the building fits within the architectural vocabulary of the Main Quadrangle and contributes a more domestic appearance to the south bank of the Avon River. Those parts of the building visible from the Main Quadrangle are faced in stone but the river frontage is brick, as is the case with a number of other buildings that address the Main Quadrangle. With the later construction in the 1990s of the Old Boys' Theatre, the archway at the east end of the façade was finally completed. Originally the intention had been to connect Jacobs' House via this archway to another boarding house, as part of a master plan devised by Cecil Wood for the College in March 1929. The House was refurbished in 2003 and the concrete block addition at the rear of the House was constructed at this time.

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.

Jacob's House has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. It has craftsmanship significance in the quality of its masonry construction, especially in regard to the south elevation. The building's textures of random rubble Halswell stone, ashlar limestone dressings, slate and brick enhance the picturesque quality of the Collegiate Gothic and Georgian Revival architectural features of

the building. The fine art carving of Frederick Gurnsey is evident in the detailing of the façade overlooking the Main Quadrangle.

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.

Jacobs' House has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. Jacobs' House presents its southern elevation to the Quadrangle and its northern elevation overlooks the River Avon.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

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.

Jacobs' House is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

Jacobs' House and its setting are of overall significance to Christchurch, including Banks Peninsula as part of one of the most well-known and highly regarded early educational architectural precincts in the country. The building has high historical significance for its place within the building programme of the College and for being named after the Rev. Henry Jacobs, the College's first Headmaster who later became the Anglican Dean of Christchurch. It has cultural and spiritual significance for its embodiment of the culture of the 'house' system at the school and for its commemorative status being named after the Rev. Henry Jacobs, the College's first Headmaster, the commemoration in the house library of Guy Spencer Bryan-Brown, the College Chaplain, who was killed during World War I. Jacobs' House has architectural significance for its association with noted architect Cecil Wood and for the way in which its design is responsive to both the architectural language of the Main Quadrangle and the domestic function of the building. Jacob's House has high technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. The high

contextual significance of the building is due to its place within the northern 'wall' of the Main Quadrangle and location overlooking the River Avon. Jacobs' House has archaeological significance due to the continuous use of the site by the college since 1857.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

College History, available at <http://www.christscollege.com/>

REPORT DATED: 5 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 483
CHRIST’S COLLEGE OPEN-AIR CLASSROOMS AND SETTING
– 33 ROLLESTON AVENUE, CHRISTCHURCH**



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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 Open Air Classrooms at Christ's College have historic and social significance as a part of the evolution of the Christ's College complex. The first open-air classrooms in New Zealand were opened at Fendalton Primary School in 1924 and the 1929 resolution by the College Board to build six open-air classrooms was therefore an indication of the speed with which this new approach to educational buildings was adopted. A further four classrooms were added to the east end in 1950-1. Alterations by Sir Miles Warren in 1987 resulted in the enclosure of the classroom balconies, meaning that the classrooms are no longer open-air. The building was damaged in the 2010-2011 Canterbury earthquakes and has since been strengthened and repaired.

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 cultural significance of the Open Air Block lies in the contribution it makes to the learning environment of the school and its embodiment of a modern 1920s educational philosophy that pupils benefitted from greater access to fresh air and sunlight.

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 Open Air Classrooms have architectural significance because they were designed by noted Canterbury architect Cecil Wood. With a rectangular footprint, hipped roof and dormers, and large north-facing windows, the classroom block design is largely utilitarian in appearance. An annex on the west end, looking slightly apsidal in appearance, was evidently intended to use all of the available space and enhance the architectural value of the building. Wood's successor R C Munro was commissioned to design the 1950-1 extension of the building to the east. Running the length of the building a half-basement created space for a carpenter's workshop and the school tuck shop. At the same time the half-basement also elevated the two floors of teaching rooms so as to ensure they were well lit even in midwinter. Alterations by Sir Miles Warren in 1987 resulted in the enclosure of the classroom balconies, meaning that the classrooms are no longer open-air.

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 open-air classroom block has technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. The technical and craftsmanship significance of the building lies in the quality of its concrete, glass, brick and slate construction, which is typical of the period and was designed in a manner intended to harmonise with the other buildings on the site.

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 Open Air Classrooms have contextual significance as a component part of the Christ's College complex. The Classrooms overlook the sports field at the rear (west end) of the site and help to define its southern boundary.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre [former University of Canterbury], which is synonymous with the city's 19th and early 20th century cultural and architectural heritage identity.

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 Open Air Classrooms are of archaeological significance because they have the potential to provide archaeological evidence relating to human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The Open Air Classrooms and its setting are of overall significance to Christchurch, including Banks Peninsula as part of the development of, and response to designs for educational buildings at Christ's College over time. The open-air classrooms have historical and social significance for their contribution to the College's building programme and the early response by the College Board in 1929 to new design approaches for educational building design. They have cultural significance for their embodiment of the inter-war open-air design philosophy for educational buildings. The classrooms have architectural significance for their association with architects Cecil Wood and Robert Munro and technological and craftsmanship significance for what it may reveal of 20th century masonry construction, materials, fixtures and fittings and the design methodologies employed at the time. The open-air classrooms have contextual significance for their contribution to the complex overlooking the sports field at the rear (west end) of the site and help to define its southern boundary. The Open Air Classrooms are of archaeological significance because they have the potential to provide archaeological evidence relating to human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.

NZ Historic Places Trust Register of Historic Places, Item # 3282.

RM Helms, 'Wood, Cecil Walter', *The Dictionary of New Zealand Biography*, available at www.TeAra.govt.nz

Resource Consent Application RMA92019810, dated 1 July 2011.

REPORT DATED: 5 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 616
*CHRIST’S COLLEGE ADMINISTRATION BUILDING AND
SETTING – 33 ROLLESTON AVENUE, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 20/01/2015

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 Christ's College Administration Building has historical and social significance as a part of the evolution of the Christ's College complex. As an administration building it has social historical significance for the need for the provision of accommodation for the College Board, Bursar and administrative staff. It was built against the north wall of the Memorial Dining Hall in 1986-88, thereby bringing to a close the long-running discussion about a Memorial Gateway at the entrance to the school. The building houses the Bursar's Office and Headmaster's Study, as well as the College Board Room. The building was not damaged in the 2010-2011 earthquakes and for some time post-quake the Boardroom housed the Dean of the Christ Church Cathedral and staff.

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 cultural significance of the Administration Building lies in the contribution it makes to the running of the school and its part in the college philosophy of maintain the architectural qualities of its site.

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 Administration Building has architectural significance as the work of noted Canterbury architect Sir Miles Warren, an old boy of the College. It is a late 20th century response to the school's Collegiate Gothic style. Having begun his training in the office of Cecil Wood, Warren acknowledged both the Hare Memorial Library [1915-16] and the Memorial Dining Hall [1925] in his design. Warren and Mahoney were the College architects from the late 1970s. The four-level Administration Building is a reinforced concrete structure clad in stone and with slate detailing. The gabled roof form terminates the long wing of the Dining Hall at the main entry to the College and echoes the cross-gable and oriel window motif of the Hare Memorial Library directly across the Main Quadrangle.

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 Administration Building has technological and craftsmanship significance for what it may reveal of 20^h century construction, materials, fixtures and fittings and the design methodologies employed at that time. It has technological and craftsmanship significance in the quality of its reinforced concrete construction, which lends its seismic strength to that of the Memorial Dining Hall. The stone and slate detailing of the north, east and west elevations is also notable. The former was undertaken by Dooley Stonemasons of Oamaru.

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 Administration Building has high contextual significance as a component part of the Christ's College precinct, in which a number of notable architectural elements are arranged around the school's Main Quadrangle. As the building stands on the Rolleston Avenue boundary it also contributes to the inner-city streetscape.

The wider setting of Christ's College extends along Rolleston Avenue, between the River Avon in the north and Canterbury Museum and the former Robert McDougall Art Gallery in the south. The school grounds and playing fields adjoin the Christchurch Botanic Gardens on the western boundary. The College as a whole contributes significantly to the educational and cultural precinct, centred upon the Museum and Arts Centre (former University of Canterbury), which is synonymous with the city's 19th and 20th century cultural and architectural heritage identity.

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 Administration Building is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials and human activity on the site prior to 1900 including known evidence dating from 1857.

ASSESSMENT STATEMENT

The Christ's College Administration Building and its setting are of overall significance to Christchurch, including Banks Peninsula as part of the development of, and response to designs for, educational buildings at Christ's College over time. The building has social historical significance for its place within the College's building programme. As an administration building it has social historical significance for the need for the provision of accommodation for the College Board, Bursar and administrative staff. The cultural significance of the Administration Building lies in its use which with regard to the running of the school and its part in the College's cultural philosophy of maintaining the architectural qualities of its site. The Administration Building's architectural significance is due to its association with architect Sir Miles Warren and the way in which its design responds to the architectural heritage of the Main Quadrangle. The Administration Building has technological and craftsmanship significance for what it may reveal of 20th century construction, materials, fixtures and fittings and the design methodologies employed at that time. It has high contextual significance for the contribution it makes to the Main Quadrangle and Rolleston Avenue streetscape. The Administration Building is of archaeological significance because it has the potential to provide archaeological evidence relating to human activity on the site prior to 1900.

REFERENCES:

D Hamilton and R Wells, *The Buildings of Christ's College 1850-1990*, 1991.
Architecture New Zealand Jan/Feb 1991.

REPORT DATED: 5 NOVEMBER 2014

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.