

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 81
***DWELLING AND SETTING – 361 CAMBRIDGE TERRACE,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 19/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

This dwelling and setting (c.1904) has historical and social significance as a turn-of-the-century home, possibly built as a speculative venture by baker Harry Leader, who may have also built five adjacent houses in Churchill Street (c.1900). The land on which this dwelling stands was once part of the Barbadoes Cemetery reserve. Churchill Street was formed by the Anglican Church Property Trustees in 1894 and it first appeared in the street directories in 1898. Adjacent sections were sold by the trustees after 1896. If not built by Leader, the dwelling may have been built by its first resident, Arthur Lane. Lane pursued various career paths, working as a lawyer, estate agent, and as a hotel and cinema manager.

The house is also associated with later owners Henry Atkinson, a farmer, and in c.1922 Frank Hyman, the manager of the *Lyttelton Times*. A building permit in the Council archives dated 30 January 1922 may have been for alterations carried out to the house by S & A Luttrell at this time. The conversion of the house in the post-war period to flats was a common one as central city homes of this size and style became unfashionable and expensive to maintain. The dwelling's more recent restoration and use as a bed and breakfast hotel follows a typical pattern of late 20th century development as the market for tourist accommodation in the central city increased.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The dwelling and setting has cultural significance as a reflection of the lifestyle and social standing of members of Christchurch's middle class in the Edwardian period.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling and setting has architectural and aesthetic significance as a large turn-of-the-century Queen Anne-style residence. The house employs many of the stylistic conventions of the period in its design and embellishment, and includes Arts and Crafts and Stick-style elements. The designer of the house is currently unknown but it resembles dwellings designed by local architects such as James Glanville or the England Brothers. Glanville designed a number of similar two-storey turreted dwellings, including Avebury (1885) and Leinster House (1900, relocated 2006). The England Brothers' Wharetiki at 854 Colombo Street (demolished) was also of a similar size and style.

The former dwelling is a two-storey bay villa with hipped roof and a double-height turret on the south-eastern corner. The turret terminates a veranda and first floor balcony on the Cambridge Terrace elevation and on the Churchill Street elevation a box bay window, topped by a small first floor balcony, is given added emphasis with a half-timbered cross gable. The dwelling has a rectangular footprint running on a north-south axis and retains a number of period features inside the building, including a staircase, fireplaces and plaster hall arch. The large sash windows have leaded fanlights filled with coloured glass and the entrance door has side- and fanlights.

The building incurred damage in the Christchurch Earthquakes, including damage to the internal lathe and plaster. The coal range and cast iron fireplaces were stolen from the property after the earthquake.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling and setting has craftsmanship significance for its architectural detailing, including stained glass, decorative plasterwork such as ceiling roses and arch corbels, and timberwork including a staircase, skirtings, picture rail, balustrade and newel post with decorative light fitting, panelling, and a hall arch.

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.

Riverview Lodge has contextual significance given its prominent corner site adjacent to the River Avon and close by the Barbadoes Street Cemetery. Prior to the Canterbury earthquakes the dwelling contributed to an historic streetscape that also included semi-detached townhouses in Churchill Street and larger, stand-alone dwellings in nearby Bealey Avenue. Today there is a mix of single storey timber dwellings and modern apartment blocks in the vicinity and.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which occurred before 1900. The land on which this dwelling stands was originally reserved for the Church of England Cemetery (Barbadoes Street Cemetery). Lambert's 1877 map of the central city shows a building, the sexton's house (1871), in the vicinity of this property. The dwelling is in close proximity to the Ōtākaro (River Avon), which was highly regarded as a mahinga kai by Waitaha, Ngāti Māmoē and Ngāi Tahu. Ōtākaro, meaning 'the place of a game, is so named after the children who played on the river's banks as the food gathering work was being done.

ASSESSMENT STATEMENT

The dwelling and setting has overall significance to Christchurch, including Banks Peninsula. The dwelling has historical and social significance for its association with a number of early 20th century businessmen, including Harry Leader, Arthur Lane, and Frank Hyman. The dwelling and setting has cultural significance as a reflection of the lifestyle and social standing of wealthy members of Christchurch's middle class in the Edwardian period. The dwelling and setting has architectural and aesthetic significance as an example of an Edwardian Queen Anne villa and technological and craftsmanship significance for the use of materials, quality of its construction and architectural detailing. The building has contextual significance in relation to its prominent corner site and contribution to the historic character of the north-eastern sector of the central city. The building and setting are of archaeological significance for the potential for archaeological evidence including that which pre dates 1900.

REFERENCES:

Christchurch City Council heritage files – 361 Cambridge Terrace

<http://www.nz.open2view.com/properties/100256>

<http://christchurchcitylibraries.com/Heritage/PlaceNames/ChristchurchStreetNames-C.pdf>

<http://resources.ccc.govt.nz/files/BarbadoesStreetCemeteryFinalPlan.pdf>

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PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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