

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 127
*DWELLING AND SETTING - 83 CLYDE ROAD,
CHRISTCHURCH***



PHOTOGRAPH: CCC, 8/3/2011

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The dwelling at 83 Clyde Road is of high social and historical significance as the former residence of New Zealand's leading suffragist Kathryn (Kate) Wilson Sheppard, who is internationally recognised for her work in the fight for women's suffrage between 1887 and 1893. Sheppard (1847-1934) and her husband Walter built their villa in 1888, following the example of Kate's brother Frank Malcolm and her sister Isabel who also had properties on Clyde Road. During Sheppard's time at Clyde Road the residence would have been visited by a number of prominent women who worked to secure the franchise for women. As part of this campaign Kate Sheppard was a prolific speaker and writer, and also editor of *The White Ribbon* from 1895 until 1903. This journal of the Women's Christian Temperance Union was the first New Zealand periodical to be started, owned, edited and published entirely by women. In 1990 Kate Sheppard's historic contribution was recognised by the Reserve Bank's decision to use her image on the New Zealand ten dollar banknote.

The dwelling was the venue for Sheppard's many visitors, including leading feminists such as Margaret Sievwright, Amey Daldy, Marian Hatton and Jessie MacKay. Shepherd also assembled several petition rolls at the villa, most notably the Women's Suffrage Roll of 1893, which contained almost 32,000 signatures and is currently on display in the Constitution

Room of Archives New Zealand's Wellington offices. The dwelling was subsequently the venue for celebrations hosted by the Sheppards after New Zealand women were given the right to vote on 19 September 1893. Three years later, when the National Council of Women was founded in Christchurch, Kate Sheppard became its first President.

The Sheppards sold the property in 1902 to John Joseph Dougall, a prominent barrister and solicitor and city councillor who was elected Mayor of Christchurch in 1916. It remained in the Dougall family until 1939. The property was then subdivided in 1944, but common ownership of most of the subdivision meant that the property remained largely intact. Under the ownership of Dr Anthony Dallison from the 1950s to 1980s the house was used as both a residential dwelling and medical surgery. It remains a private residence today, although one that often hosts social functions, such as weddings and commemorations associated with the work of Kate Sheppard.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The dwelling at 83 Clyde Road is of high cultural significance because of its association with the women's suffrage campaign led by Kate Sheppard. New Zealand was the first nation state in the world to grant women the franchise and the dwelling is associated with an event of international significance that arose out of the belief that women should be free to participate in civic and political life..

The dwelling is also illustrative of the way of life of those who took up residence in Christchurch's fashionable inner suburbs in the late 19th and early 20th centuries. The Sheppards moved to Fendalton from their previous home in Kilmore Street to take advantage of the cleaner air and more generous garden space.

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 at 83 Clyde Road is of architectural and aesthetic significance as an example of the villas that were built in suburban areas such as Fendalton during the late 19th and early 20th centuries. The single storey, north-facing bay villa is of weatherboard construction with a grey slate roof. On the northern side, its prominent bay windows are connected by a wide verandah. Originally the dwelling's main entrance was on the east side of the house off the driveway, although after it was sold in 1902 this was replaced by a north-facing entrance sheltered by the verandah. Further additions have been made to the dwelling since the 1980s. The interior was built in kauri with rooms opening off a wide central hallway which included an ornamental archway. The designer of the dwelling is currently unknown.

After the 2010-2011 earthquakes the two decorative brick chimneys were taken down to ceiling level and replica chimney tops were then erected. Repiling was also carried out, with new treated timber piles being installed between the existing stone and concrete piles.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The dwelling at 83 Clyde Road has technological and craftsmanship significance because of its extensive use of kauri, which was unusual in Christchurch homes of this period. Likewise it provides an example of the use of slate roofing techniques in a domestic dwelling.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling at 83 Clyde Road and its setting is of contextual significance as one of a number of heritage listed buildings, predominantly large residential dwellings, on and near Clyde Road. These contribute to the well-established character of the area.

The setting consists of an area of land that is one of the largest parcels still in residential use in the area. The house is set back from the road and located to the south-west corner of the property. While the setting now includes the tennis court and pool, which are later additions, the large garden reflects the generous size of the residential sections that were developed in Fendalton in the late 19th and early 20th centuries. Mature trees are a feature of the setting, including two oaks trees along the northern boundary, a cypress tree at the front of the property and a mature golden ash tree to the rear.

The dwelling at 83 Clyde Road also has contextual significance in relation to another listed building, the dwelling known as Midway at 7 Middleton Road. Midway was built in 1920 for William and Jennie Lovell-Smith and Sheppard. Sheppard helped to fund the two-storey home and occupied two rooms in the western wing, until her death in 1934.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The dwelling and its setting at 83 Clyde Road are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling and its setting at 83 Clyde Road is of high heritage significance to the Christchurch District, including Banks Peninsula. It has high historical and social significance as the home of Kate Sheppard during the period when she spearheaded the campaign for women's suffrage in New Zealand, assembled the Women's Suffrage Roll of 1893, and became first President of the National Council of Women in 1896. It was also the residence of John Joseph Dougall when he became Mayor of Christchurch in 1916. It has high cultural

significance because of the importance of the campaign for women's suffrage to the subsequent lives of women in New Zealand. It has architectural significance as a late Victorian villa and technological and craftsmanship significance because of its kauri and slate construction. The dwelling has contextual significance as an example of the late 19th and early 20th century villas built in Fendalton and archaeological significance as a dwelling that predates 1900.

REFERENCES:

Rosemary Baird. Historical Overview of the Fendalton Waimairi Ward 2009

CCC Heritage file *Dwelling – Kate Sheppard: 83 Clyde Road*

Judith Devalient, 'Fighting for the Vote', *Historic Places*, March 1993.

Reserve Bank of New Zealand. 'History of Bank Notes in New Zealand'. Retrieved 11 June 2009 from <http://www.rbnz.govt.nz/currency/money/0094089.html>

<http://www.teara.govt.nz/en/biographies/2s20/sheppard-katherine-wilson>

Historic place # 9325 – Heritage NZ List

<http://www.heritage.org.nz/the-list/details/9325>

REPORT DATED:

15 FEBRUARY 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.