

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 229
*DWELLING AND SETTING – 141 HACKTHORNE ROAD,
CHRISTCHURCH***



PHOTOGRAPH : M.VAIR-PIOVA, 21/01/15

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.

141 Hackthorne Road has historical and social significance for its association with prominent businessman, lawyer and philanthropist Archibald Anthony; with Hohepa Homes, and as evidence of Cashmere as one of the older Port Hills suburbs. Following the installation of the new electric tram line along Cashmere Road and up Hackthorne Road, suburban development in Cashmere grew quite rapidly in the early years of the 20th century on the hill from large houses to more modest bungalows. In 1928 motor vehicle dealer Archibald Anthony purchased 141 Hackthorne Road. Current research suggests that the house was built for him. Shortly afterwards he recommenced practice as a solicitor, but maintained his business interests and was a director of a number of prominent companies. After the death of his wife, Anthony sold the house in 1964 for a modest gratuity to become the Grace and

Shirley Hohepa Home, (named after his late wife and daughter), a boarding school for disabled children based on Steiner principles. The house was sold to private owners in 1987, and in 1994 opened as a luxury bed-and-breakfast Cashmere House. In 1999 the property was extensively altered to become Cashmere Gardens, a luxury retirement home for twenty five residents. The current owners purchased the building in 2009, after the property had been vacant for several years, and it is now a wedding venue.

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.

141 Hackthorne Road has cultural significance as the large home of a prominent businessman of the late 1920s, illustrating the habits, tastes and lifestyle of the time. The dwelling also has cultural significance as the first Hohepa Home in the South Island. The Hohepa movement provides care for disabled and at risk children based on the philosophies of Rudolf Steiner. The building also has cultural significance for its ability to demonstrate the changing use from a family home to an institutional use part of the changes in our culture with regard to large homes that required a number of employees to maintain them.

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.

141 Hackthorne Road has architectural and aesthetic significance as a large Californian bungalow dwelling designed by Christchurch architect W H Trengrove in 1928. Although Trengrove designed in a variety of styles (he built the Neo-Georgian Cathedral Grammar School, now demolished, the same year), he was one of a new generation of architects emerging at this time who also assimilated and adapted diverse trends in contemporary architecture. Consequently 141 Hackthorne Road is a somewhat eclectic house. Although it adopts a similar form and material palate, such as the use of timber and timber shingles particularly, to the earlier Domestic Revival and Arts and Crafts houses lower down the hill, and exhibits some Neo-Georgian influences in its leaded-fanlights and Doric columns, the house predominantly displays the influence of the Californian Bungalow style, with its large lead-light bay windows and exposed eaves. The house was altered significantly in the early 2000s when it was purchased and altered to become accommodation for the elderly. This involved excavating beneath the original two storeys to add ensuite rooms, a commercial kitchen and laundry and staff quarters, creating a new masonry extension. Other additions were made around the dwelling, including extending some parts of upper floors to fill in parts of balconies, and adding a large flat porch roof to the recessed main doors. Although the alterations were extensive, they do not overwhelm the original scale and form of the building. The current owners made some internal alterations when they purchased the house, including installing a small gym and utility kitchen. Internally the house retains many of its original features including the grand staircase, leadlight windows and timber detailing.

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.

141 Hackthorne Road has technological and craftsmanship significance as a large timber house of the early 20th century, employing materials and techniques common to the period 1910-1930, including factors such as the main staircase and the leadlight windows.

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 has contextual significance for its situation amongst a number of other large Arts and Crafts, Domestic Revival, and Bungalow homes of a similar period, that together form a contiguous precinct that charts the evolution of domestic architecture in the city during the first three decades of the 20th century, and which defined the early character of Cashmere. The setting of 141 Hackthorne Road consists of the immediate land parcel. It is a large north-facing terraced mature section on the eastern side of Hackthorne Road, overlooking the city.

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.

141 Hackthorne Road and its setting have archaeological significance because they are on a central city site which has the potential to provide archaeological evidence relating to past human activity on the site which occurred prior to 1900.

ASSESSMENT STATEMENT

The dwelling and its setting at 141 Hackthorne Road have overall significance to Christchurch, including Banks Peninsula. 141 Hackthorne Road has historical and social significance for its association with prominent businessman, lawyer and philanthropist Archibald Anthony; with Hohepa Homes, and as evidence of Cashmere as one of the older Port Hills suburbs. 141 Hackthorne Road has cultural significance as the home of a prominent businessman of the late 1920s, illustrating the habits, tastes and lifestyle of the time. The dwelling also has cultural significance as the first Hohepa Home in the South Island. The building also has cultural significance for its ability to demonstrate the changing use from a family home to an institutional use part of the changes in our culture with regard to large homes that required a number of employees to maintain them. 141 Hackthorne Road has architectural and aesthetic significance as a large Californian bungalow dwelling designed by Christchurch architect W H Trengrove in 1928. 141 Hackthorne Road has technological and craftsmanship significance as a typical large timber house of the early 20th century, employing materials and techniques common to the period 1910-1930, including factors such as the main staircase and the leadlight windows. The dwelling has contextual significance for its situation amongst a number of other large Arts and Crafts, Domestic Revival, and Bungalow homes of a similar period, that together form a contiguous precinct that charts the evolution of domestic architecture in the city during the first three decades of the 20th century, and which defined the early character of Cashmere. 141 Hackthorne Road

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REFERENCES:

Christchurch City Council, *Heritage File, 141 Hackthorne Road*
Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Dwelling – 141 Hackthorne Road – 2010*
Press, 6 August 1970 p 5; Moss, 1996 pp 88-95

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.