

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 245  
DWELLING AND SETTING– 70 HEATON STREET,  
CHRISTCHURCH**



**PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014**

**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.*

The house at 70 Heaton Street is of historical and social significance as one of a number of substantial architecturally-designed homes built in Heaton Street after it was subdivided in 1914-1919 from Robert Heaton Rhodes' estate. The section was sold to Leonard Barnett Young in 1920 before being sold, in the mid-1920s, to Marjorie Reka McDougall, daughter of Robert McDougall, the benefactor of the McDougall Public Art Gallery. Marjorie McDougall married Claude Jack Ferrier in 1925 and the house was built for the newly married couple.

Marjorie Ferrier was a well-known philanthropist and community worker whilst her husband, a wool buyer, was well known as a businessman and Christchurch benefactor. Among other contributions to the city the Ferriers donated the Ferrier Fountain to the Christchurch Town Hall. In 1961 the dwelling was sold to Hamish Hay, who was the son of Sir James Hay, a noted philanthropist and founder of the well known department store Hay's Ltd. Hamish Hay

became Christchurch's longest serving mayor, serving five terms from 1974 to 1989. He was knighted for his services to the city in 1982. Hay and his family lived in Heaton Street for about 40 years, selling the property before his death in 2008.

## **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 74 Heaton Street has cultural significance as an example of an early 20<sup>th</sup> century professional couple's suburban residence. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents.

## **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 70 Heaton Street has architectural and aesthetic significance as an English Domestic revival style house designed by the England Brothers in 1925. Robert England junior established an architectural practice in Christchurch in 1886, being joined by his brother Edward in 1906. After Robert died in 1908 Edward continued the practice specialising in large timber homes for wealthy clients. The England Brothers were responsible for some of Christchurch's more notable late 19<sup>th</sup> and early 20<sup>th</sup> century residential buildings, including the former McLean's mansion and the 1900 section of Riccarton House.

The dwelling is an asymmetrical two-storey building clad in weatherboards and half-timbered stucco, with a slate hipped roof. The half-timbered cross gable which is canted out on both sides of a two-storey rectangular bay is a striking feature of the north-facing façade. Entry is via a porch on the west side of the house. Prior to the 2010-2011 Canterbury earthquakes the dwelling had three brick chimneys. The two external chimneys which form part of the external walls have now been removed in their entirety, while the remaining chimney has at present been taken down to ceiling level. As part of the repair process some of the ground floor wall linings and fixtures and fittings have also been removed.

## **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 70 Heaton Street has technological and craftsmanship significance for its Arts and Crafts-style detailing, particularly in its façade and in its oak staircase.

## **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 70 Heaton Street has contextual significance as one of a number of architecturally-designed houses in Heaton Street. The house stands immediately to the west of a Colonial Georgian Revival style dwelling at 74 Heaton Street, which is also a listed item. Together the two dwellings illustrate the two most popular styles of architecture in the 1920s in Christchurch.

In addition to the dwelling, the setting consists of an established garden set behind a low stone wall with high hedge to the street boundary. The setting is enhanced by the mature trees that line Elmwood Park on the opposite side of the street.

### **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 at 70 Heaton Street 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. The Rhodes' family estate at Elmwood, of which the property at 70 Heaton Street was a subdivision, was developed from the mid-1860s.

### **ASSESSMENT STATEMENT**

The dwelling and setting at 70 Heaton Street has overall significance to the Christchurch District, including Banks Peninsula. It has historical and social significance as the residence of the Ferrier and Hay families, both of whom made notable contributions to the city. The dwelling has cultural significance as a demonstration of the way of life of its former inhabitants and architectural significance as an example of the England Brothers' domestic architecture. It also has technological and craftsmanship significance for its Arts and Crafts-style detailing. The dwelling and its setting have contextual significance in relation to its neighbour at 74 Heaton Street and the residential character of Heaton Street in close proximity to Elmwood Park. The dwelling and its setting have archaeological significance, as they have the potential to provide evidence of pre-1900 human activity on the site.

### **REFERENCES:**

CCC Heritage file, *Dwelling and Setting – 70 Heaton Street*  
B. Clarke, 'A Lifetime in Political Arena' *Sunday Star-Times* 11 August 1996, p. A13.  
'Obituary [Mrs M. Ferrier]' *The Press* 31 December 1969, p. 2.  
'Obituary [Mr Jack Ferrier]' *The Press* 15 July 1986, p. 3.

Historic place # 3713 – Heritage NZ List  
<http://www.heritage.org.nz/the-list/details/3713>

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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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