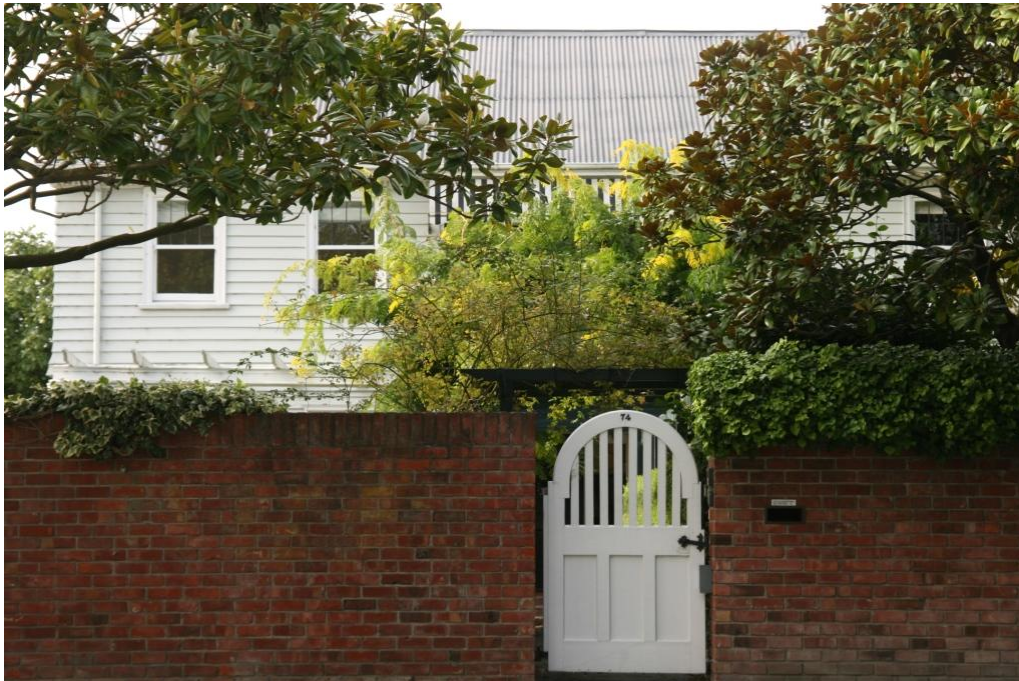


**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 246
DWELLING AND SETTING – 74 HEATON STREET,
CHRISTCHURCH**



PHOTOGRAPH: CCC FILES, 7/3/2011

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 74 Heaton Street has 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 property was sold by RH Rhodes to Adelaide Fenerty, nee Armstrong, the former wife of accountant Reginald Fenerty in 1923. It was then on-sold to Eleanor Hargreaves, the wife of accountant Leonard Hargreaves in the same year. It was for the Hargreaves family, who had previously lived in Rastrick Street in Merivale, that the dwelling was built. In 1939 they sold the property to Lesley Belcher, the wife of Nelson Belcher, a clerk, and in 1983 it was purchased by the Christchurch architect Kerry Mason, who owned it until 1997.

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 20th 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 74 Heaton Street has architectural and aesthetic significance as a Colonial Georgian Revival style building designed by Cecil Wood. Wood was a leading architect in Christchurch between the world wars. By the 1920s he had moved, like many of his fellow architects, from the picturesque English Domestic Revival style to the more formal Georgian Revival style employed here. With its symmetrical façade and single gable roof this house also reflects the greater simplicity that characterises the Georgian Revival style in particular and inter-war domestic architecture in general. The use of weatherboard claddings reveal an American Georgian influence rather than the English Georgian style used by Wood at Weston House, Park Terrace (1923-24, demolished). The interior follows the simplicity of the exterior with carefully proportioned ground floor rooms opening into each other. Feature elements in the interior, such as the fireplaces and built-in china cabinets, are defined by simplified Georgian forms.

In the late 1980s the rear of the house was extended by Kerry Mason with new kitchen and dining spaces. The roof of the addition was broken into two pitches to maintain the scale of the original house. In the wake of the 2010-2011 earthquakes, the brick chimneys were removed down to roof level.

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 74 Heaton Street has technological and craftsmanship significance as a demonstration of quality construction methods and techniques employed during the 1920s. The dwelling has a high level of decorative detailing rendered in a variety of materials, such as the patterned brick of the fireplaces and the twin arches which frame the marble-floored entry to the kitchen

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 74 Heaton Street has contextual significance as one of a number of architecturally-designed houses in Heaton Street that contribute to its residential character. The house stands immediately to the east of an English Domestic Revival style dwelling at 70 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.

The dwelling stands on a rectangular parcel of land at the corner of Heaton Street and Allister Avenue. The latter was developed in 1920 and named in 1921. The setting consists of an established garden with a swimming pool on the north side of the house. The mature garden setting, which is sheltered by a tall brick wall running along the street boundary, is consistent with those of neighbouring houses. 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 74 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 74 Heaton Street has overall heritage significance to the Christchurch District, including Banks Peninsula. It has historical significance as an example of one of the original houses built following the subdivision of Robert Heaton Rhodes' Elmwood estate. The dwelling has cultural significance as a demonstration of the way of life of its former inhabitants and architectural and aesthetic significance for its Colonial Georgian Revival style design by the leading Canterbury architect Cecil Wood. The dwelling has technological and craftsmanship significance for the quality of its construction and architectural detailing. The dwelling and its setting has contextual significance in relation to its neighbour at 70 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 – 74 Heaton Street*

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Adrienne Rewi 'Georgian Rules' *New Zealand Home and Building*, June/July 1992, pp. 92-95.

Ruth Helms 'The Architecture of Cecil Wood' PhD Thesis, University of Canterbury, 1996.

REPORT DATED: 27 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.