

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
*RICCARTON – 12, 16, 31A AND 39 KAHU ROAD,
CHRISTCHURCH***

Riccarton is associated with the members of the Deans family who were the first permanent European settlers on the Canterbury Plains in 1843. The principal buildings on the property span the period from early colonial to High Victorian, and Riccarton Bush is a nationally significant area of protected native forest. The area in which the Deans developed the first successful farm on the Plains was known to Māori as Pūtarikamotu. For some years after the Deans settled at Riccarton (1843) Māori and European worked together to protect the bush and cultivate introduced crops.

Riccarton includes five individually scheduled items: Riccarton Bush, former dwelling - Deans Cottage, Former dwelling - Riccarton House, the grounds of the two dwellings, and the former farm buildings built by John Deans II that are now located on the Christchurch Boys' High School site. Riccarton Bush is a remnant of Canterbury's floodplain forest and it therefore has great ecological significance in addition to its heritage significance.

Deans Cottage was erected in 1843 and Riccarton House was built in three stages, beginning in 1856 and completed in 1900. Both dwellings are associated with William, John and Jane Deans, and John and Jane's son John Deans II. The Deans family gifted part of the remnant Riccarton Bush to the people of Canterbury in trust in 1914 and the remainder of the Kahu Road property entered public ownership in 1947. The site is the venue for a popular Farmers' Market and the two dwellings are open to the public, the cottage as a house museum and the house as both a house museum and a function venue, with a restaurant/café. The former farm buildings have a Kahu Road frontage not far from Riccarton House.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 647
*RICCARTON BUSH – 16 KAHU ROAD, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 22/12/2014

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.

Riccarton Bush has high historical significance as Canterbury's last stand of the once prolific kahikatea (White Pine) floodplain forests, which were established several thousand years ago. The bush is considered to be one of the oldest and best documented protected natural areas in New Zealand. It is also historically significant as part of a Ngāi Tūāhuriri mahinga kai settlement and timber source from the 1800s, set within a wider landscape of Māori trails and settlements developed prior to European settlement.

The Deans family settled here in 1843 initially leasing the land from local Māori. After the Crown purchase of a large area of Ngāi Tahu land under the Canterbury Purchase (Kemp's Deed) 1848 and the survey of Christchurch, the Deans negotiated with the Canterbury

Association for the purchase of 400 acres for their farm, including the remaining bush. Under the agreement (1848) half of the bush was felled by new colonists for use as building timber and firewood. Māori and Europeans worked together to protect the bush when it was threatened by fire in 1851 and 1852 (Molloy, 1995). The Deans used timber from the bush sparingly for building purposes, and by 1882 they were only using fallen timber for fencing. Part of Riccarton Bush (6.4 hectares) was gifted to the people of Canterbury by the Deans family in 1914, whereupon the Riccarton Bush Trust was established by Act of Parliament (Riccarrton Bush Act 1914). The Trust purchased the remaining 1.4 hectares in 1947 with financial assistance from local councils, indicating its ongoing value to the community. Riccarton Bush has been open to the public for passive recreation since 1917. A predator-proof fence installed in 2000 has allowed reintroduction of past native creatures.

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.

Riccarrton Bush is of high cultural significance to both Māori and Europeans. The bush has cultural significance to Maori, for its history of occupation and food gathering activity prior to and during the early years of European settlement. The area was known to Māori as Pūtarikamotu, meaning either 'the place of an echo' or 'the severed ear' which related to the belief that advancing people could be heard at a particular location in the forest and depending on their direction of approach one could tell if they were friend or foe and the 'the severed ear' is a reference to this as an isolated pocket of bush.

The bush is also of cultural significance to the people of Christchurch and Canterbury for its association with William and John and Jane Deans, their families and descendants. The Deans had a formative influence on the development of the city and the region and the survival of the bush is a direct result of their intervention. The Deans named their farm Riccarton and the local river the Avon, after their home parish and a local stream in Scotland respectively. Naming areas after other places was a colonial cultural habit that ensured the passage and continuance of personal history and familial connections.

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.

Riccarrton Bush is of high aesthetic significance for its tall kahikatea forest canopy located 3.5 kilometres from Christchurch's city centre and the contrast it provides with the garden setting of Riccarton House. The bush has a wealth and diversity of native flora and fauna, and has been described as 'a living museum of native plants and animals' (Molloy, 2000). In 1978, 478 adult kahikatea trees were counted with a mean height of 25 metres and a maximum recorded age of 550 years. The bush contained 71 species of native trees, shrubs, lianes and herbs in the bush in 1993, only two less species than was recorded in 1870.

A system of walking tracks through the bush was initiated in 1917 when the bush opened to the public. In the 1850s Jane Deans had planted exotic trees around the border of the bush in an attempt to protect it. Gaps where native trees had been felled for timber were filled with oaks, ashes, elms and gums. In 1975 the felling of introduced trees on the bush boundary commenced, in order to restore the bush to its fully native character. This work was completed in 1984. The removal of the exotic boundary trees made the native trees more

visible and enabled the bush to expand naturally outwards. The principal waterway and an important linear element in the bush landscape is the River Avon, located on the northern edge of the property.

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.

Riccarton Bush has technological significance, in an ecological sense, arising from its management since 1974, which has improved its integrity as a native forest remnant through activities such as propagating plants from seed sourced entirely from the bush and leaving plant litter to rot naturally to create a suitable microclimate for flora and fauna.

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.

Riccarton Bush is of high contextual significance as a key element within a cultural landscape that includes a remnant of Canterbury's floodplain forest, and as a tangible link with both Pūtarikamotu and the former Deans Estate. The Bush is closely associated with a number of heritage features that date to the Deans occupation of the site. These include Riccarton House, Riccarton House Grounds, Deans Cottage, the original site of Deans Cottage, brick farm buildings (now on Christchurch Boys' High School's grounds), two brick bridges across the River Avon, and part of the Deans sheep grazing paddocks (now the Christchurch Boys' High School playgrounds). The Bush forms an immediate backdrop to Riccarton House and Deans Cottage and also has contextual significance in the wider landscape as a well-known forest remnant in suburban Christchurch.

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.

Riccarton Bush is of high archaeological significance for its potential to provide evidence of human activity, including food gathering and production, farming, and construction, which predates 1900. Food gathering, temporary occupation and other activities by Māori in this area - Pūtarikamotu- are documented prior to and during the Deans settlement. No physical evidence of Māori activity has been found to date on the site, but there is potential for evidence to exist which is of cultural and spiritual significance to Maori. The site also has high archaeological significance from the time of its European settlement after 1840.

ASSESSMENT STATEMENT

Riccarton Bush is of overall high significance to Christchurch, including Banks Peninsula, and to Canterbury as one of the oldest and best documented protected natural areas in the country. Riccarton Bush is of high historical and social significance as the only remaining

area of native bush remaining in the city. It comprises a 7.8 ha remnant of kahikatea floodplain forest which has survived natural catastrophes and the impact of two human cultures largely by a combination of its own intrinsic qualities and the foresight and dedication of committed people. It is of historical significance for the gifting of a large part of the bush in Trust to the people of Canterbury in 1914 by the Deans family, and as a very early example in New Zealand of a natural area being offered formal protection (Riccarton Bush Act). The Bush is of high cultural significance to both Māori and Europeans. The bush area known as Pūtarikamotu has cultural significance to Maori, for its history of occupation and food gathering activity prior to and during the early years of European settlement. The bush is also of cultural significance to the people of Christchurch and Canterbury for its association with William and John and Jane Deans, their families and descendants. The Bush is of high aesthetic significance for the wealth and variety of its native flora and fauna. Riccarton Bush has technological significance, in an ecological sense, arising from its management since 1974, which has improved its integrity as a native forest remnant through activities such as propagating plants from seed sourced entirely from the bush and leaving plant litter to rot naturally to create a suitable microclimate for flora and fauna. Riccarton Bush has high contextual significance as a defining element within the early layout of the Deans property and to Dean's Cottage and Riccarton House and grounds, and for its physical relationship to the Avon River, and other features related to the former Deans Estate. The Bush also has high archaeological significance for its potential to provide evidence of both Māori and early European occupation and use.

REFERENCES:

Brian Molloy 'The 1997 Banks Memorial Lecture. History and Management of Riccarton Bush' reproduced in *The New Zealand Garden Journal* (Journal of the Royal New Zealand Institute of Horticulture), Vol. 3, No. 1, October 2000, pp. 13-18.

www.rnzih.org.nz/pages/RiccartonBush.htm

Brian Molloy (ed.) *Riccarton Bush: Pūtarikamotu* (Christchurch, 1995)

'Riccarton Bush (Pūtarikamotu), Riccarton House, and Deans Cottage', Christchurch City Libraries

<http://christchurchcitylibraries.com/heritage/places/public/riccartonbush/>

Te Ara The Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/1d7/deans-john>

REPORT DATED: 8 NOVEMBER 2014 **UPDATED:** 16 DECEMBER 2021

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 307
*FORMER DWELLING AND SETTING, DEANS COTTAGE – 12
AND 16 KAHU ROAD, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 22/12/2014

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.

Deans Cottage is of high historical significance as the oldest surviving European building on the Canterbury Plains. The cottage was the second dwelling to be built by William (c.1817-51) and John (1820-54) Deans, following their arrival at what would be Christchurch in 1843. The first cottage (1843-90) no longer exists but its site is marked by a plaque and an oak tree planted by Jane Deans (1823-1911). The Deans were the first permanent European settlers on the Canterbury Plains and the family played an important role in the development of the region. In 1840-41 the land was purchased in two separate lots to two Scottish emigrants in Sydney, the Reverend William Purves and James Herriot. Herriot and Purve's manager,

McGillivray, led a combined party of settlers to Pūtarikamotu to establish a farm growing crops, principally wheat to sell to Sydney millers. While it was a short-lived attempt by Herriot and McGillivray to settle Pūtarikamotu the later success of the Deans enterprise influenced the future site of the Canterbury settlement and helped to sustain the early settlers of the 1850s.

Brothers William and John Deans were lawyers turned farmers, who emigrated from Scotland to New Zealand in 1840 and 1842 respectively. They were assisted in establishing their farm at Riccarton by the Manson and Gebbie families. John's wife Jane ensured the continuation of the Deans farm in Riccarton after her husband's death in 1854. John and Jane's son, John II (1853-1902) was born in the cottage, and went on to run the estate with his wife Catherine and their twelve children. The Deans farmed sheep, cattle, horses, poultry and pigs and cultivated wheat, oats, barley and potatoes; they established a vegetable garden and fruit trees; undertook cattle grazing from the 1850s, and later operated a stud farm. Jane Deans farmed with help from her half-brothers James, Hugh and George McIlraith and her cousin Douglas Graham until John II was old enough to take over the estate. The cottage also has historical significance for its association with early colonial interactions between Māori and Europeans. Māori planted and dug potatoes for the Deans for many years and helped the Deans to protect Riccarton Bush when it was threatened with fire in 1851 and 1852.

The cottage was occupied by Jane Deans and her baby son until the first stage of Riccarton House was completed in 1856. In 1950 the cottage was moved and restored by members of the Rotary Club. Twenty years later it was moved again, this time to its present site. The cottage is managed by the Riccarton Bush Trust and for many years it has been operated as a house museum containing displays and interpretation about the history of the Deans Estate. The chimney, a later construction and not a replica of the original, was damaged in the earthquake and is to be rebuilt closer to its original form.

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.

Deans Cottage is of high cultural significance as tangible evidence of the pioneering settlement of Canterbury by pre-Adamite Scots. (Pre-Adamite is the term used for those European settlers who arrived in Canterbury before the First Four Ships (December 1850)). The dwelling's use as a house museum enhances its cultural significance, as a place which commemorates early European settlement in the region in general, and the contribution of the Deans family in particular. The cottage also has cultural and spiritual significance to Māori significance because it is located in the area known to early Māori as Pūtarikamotu.

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 cottage is of architectural significance as the oldest surviving European dwelling on the Canterbury plains. It has however been extensively altered and restored a number of times but original materials and forms still remain. It is a two storey cottage in the colonial vernacular style constructed of timber cut from the nearby bush. The second storey is a loft storey with a small staircase that provides access to the loft rooms. It is a timber frame

structure clad in weatherboards with a shingled gable roof, which flares outwards to form a veranda carried on simple posts. The façade is symmetrical with a central door flanked by multi-paned windows. The interior features wood panelling, linings and flooring. The whole interior of the building has heritage significance including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The cottage is of aesthetic significance for its simplicity, restrained proportions and detailing. The simple interior spaces, materials and lack of ornamentation evidence the way of life of early European settlers the Dean's family.

With regard to a comparative analysis of the cottage as a colonial form for domestic architecture The cottage also has contextual significance for its association with the Deans Homebush Station (est. 1851), as well as with other early colonial dwellings in the region such as the Langlois-Etevenaux house at Akaroa (pre-1845), The Cuddy at Te Waimate Station (1854), the original Glens of Tekoa homestead (1859) and Tiptree Cottage (1860s). Together this group of early colonial dwellings, and others like them, are representative examples of the diversity of form, style and materials that provide evidence of the different building traditions and use of materials that early settlers brought with them to New Zealand.

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 cottage has technological and craftsmanship significance for the materials and construction methods evident in its nineteenth century fabric. Totara, matai and kahikatea were used in its construction. Where the building has been renovated, the materials and methods have attempted to imitate the original and present the ability to reveal restoration, repair and maintenance methodologies employed over time.

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 cottage is of high contextual significance as a key component of a heritage place that was once the nucleus of the Deans Riccarton Estate. The cottage visually contrasts with the size and decorative detailing of Riccarton House, as well as with houses within the immediate and wider suburban context of Riccarton's later development as both a separate Borough and suburb. No longer in its original position which was on the Kahu Road boundary opposite the farm buildings now part of Christchurch Boys' High School, the cottage sits on the edge of the bush and is now not visible from the street. The current setting presents the cottage as a small house museum and display item within the grounds.

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.

Deans Cottage has archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, however as the cottage is not on its original site and was moved to the current site in 1950, the opportunity for archaeological site evidence relating to the cottage is unlikely. However there has been human activity on the site which occurred prior to 1900 there is the potential for other archaeological site evidence to be present including evidence of food gathering, temporary occupation and other activity by Māori at Pūtarikamotu, the attempted settlement of James Herriot et al, and the settlement at Riccarton by the Deans family.

ASSESSMENT STATEMENT

Deans Cottage, including the whole interior and setting, is of high overall significance to Christchurch, including Banks Peninsula, and the people of Canterbury as the oldest European dwelling extant on the Canterbury Plains and for its association generationally with the pioneering Deans family. The cottage has high historical significance for its association with John, William and Jane Deans and the early interactions between European and Māori on the Deans' Estate. The Deans were the first permanent European settlers on the Canterbury Plains and the family played an important role in the development of the region. It has high cultural significance for the value placed upon the cottage as part of the tangible history of Canterbury. Its use as a house museum enhances its cultural significance, as a place which commemorates early European settlement in the region in general, and the contribution of the Deans family in particular. Deans Cottage is of architectural and aesthetic significance as an early, albeit restored, example of colonial vernacular architecture. The cottage has technological significance for its demonstration of construction techniques and materials typical of the 1840s colonial era. Deans Cottage is of high contextual significance as part of the cultural landscape of the former Deans Estate, which also includes Riccarton House, Riccarton House Grounds, Riccarton Bush, and former farm buildings. The Cottage has archaeological significance given its location on a site with a history of both pre-European Māori and early colonial occupation and use.

REFERENCES:

Gordon Ogilvie *Pioneers of the Plains - The Deans of Canterbury* (Christchurch, 1996)

Jane Deans *Letters to my Grandchildren* (3rd edition, Christchurch, 1995)

Historic place # 3679 – Heritage New Zealand List
<http://www.heritage.org.nz/the-list/details/3679>

Thelma Strongman 'The Garden at Riccarton' *Historic Places* (NZHPT magazine, March 1995)

REPORT DATED: 8 NOVEMBER 2014 **UPDATED:** 16 DECEMBER 2021

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 306
*FORMER DWELLING AND SETTING, RICCARTON – 12 AND 16
KAHU ROAD, CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 22/12/2014

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 former dwelling, Riccarton (also known as Riccarton House) is of high historical significance as the former home of Jane Deans (1823-1911) and her son John (1853-1902) and his family. Jane's husband John and his brother William were the first permanent European settlers on the Canterbury Plains and the family played an important role in the development of the region. In 1840-41 the land was purchased in two separate lots to two Scottish emigrants in Sydney, the Reverend William Purves and James Herriot. Herriot and Purve's manager, McGillivray, led a combined party of settlers to Pūtarikamotu to establish a farm growing crops, principally wheat to sell to Sydney millers. While it was a short-lived attempt by Herriot and McGillivray to settle Pūtarikamotu the later success of the Deans enterprise influenced the future site of the Canterbury settlement and helped to sustain the early settlers of the 1850s.

William (c.1817-51) and John (1820-54) Deans, lawyers who became farmers, were Scots immigrants who took up land on the Canterbury Plains in 1843. They were assisted in establishing their farm at Riccarton, which they named after their home parish, by the Manson and Gebbie families. The Deans also named the River Avon after a stream on their grandfather's estate in Scotland. John's wife Jane ensured the continuation of the Deans

successful farm in Riccarton after her husband's death, with help from her half-brothers James, Hugh and George McIlraith and her cousin Douglas Graham. John Deans II went on to run the estate with his wife Catherine and twelve children while at the same time members of the family developed the Homebush Station, which had been taken up by William and John Deans in 1851.

The first stage of Riccarton was built in 1856, after which time Jane and John II moved out of Deans Cottage into the new dwelling. Additions in 1874 were built to accommodate guests and family who came to Riccarton to celebrate John Deans II's twenty-first birthday. A large-scale addition erected in 1900 greatly increased the size of the house but removed part of the original 1856 section. Members of the Deans family lived in Riccarton House until 1947, when it was acquired by the Riccarton Bush Trust on behalf of the people of Christchurch. Having operated for many years as a community and function venue and more latterly becoming a house museum as well, the former dwelling was closed after the February 2011 Canterbury earthquake but reopened in 2014 after major restoration repair and strengthening was undertaken.

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 former dwelling, Riccarton is of high cultural significance as it represents the evolving way of life generationally of the Deans family between 1856 and 1947. The public acquisition of the building denotes its cultural significance to the people of Canterbury, which is enhanced by public access and community involvement in the interpretation and preservation of the homestead. The house is located within an area of the city that has cultural and spiritual significance to Māori (Pūtarikamotu) for its history of occupation and as a mahinga kai (food gathering) area for Māori prior to and during the early years of European settlement.

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 former dwelling, Riccarton is of high architectural and aesthetic significance for its staged construction and association with three different local architect/builders. The dominant architectural character of the house was established with the 1900 section designed by Robert England, one of the City's premier domestic architects. England also designed McLean's Mansion and Fitzroy. James Johnson, in whose workshop John Deans II had been baptised, was responsible for the first stage of the dwelling in 1856. Johnson also built Big School at Christ's College (1863). William Marley was responsible for the second stage built in 1874. The first two stages of the dwelling are in the colonial vernacular style, with simple forms and modest detailing, and the 1900 section is in the late Victorian Eastlake style, with more complex architectural forms and a high degree of ornamentation. A double height veranda features on the principal elevation. Significant interior features include the oak panelled entrance hall constructed from oak trees grown and felled by the Deans, ornate timber fire surrounds, and the principal balustrade timber stairwell with acorn newel posts. Samples of original wallpaper has also survived in most bedrooms. The homestead underwent restoration work in 1994 which both restored, reinstated and revealed a number of original features, including structural techniques. Major restoration, repair and

strengthening work was undertaken following the 2010/11 Canterbury earthquakes, with the house reopening to the public in August 2014.

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 former dwelling, Riccarton has high technological and craftsmanship significance for its construction over three different time periods and high quality interior detailing. Each stage of the building represents the construction methods and skills of the period in which it was built. The 1900 section in particular is notable for the craftsmanship skills evident in the treatment of the principal rooms and spaces. The panelled entrance hall is of particular note for the quality of its ornamentation and use of oak panelling constructed from oak trees grown and felled by the Deans. The oaks were grown from seedlings donated by Governor Gray in 1849 and were mature enough to fell in 1900. Following the considerable restoration repair and strengthening that was undertaken following the 2010-2011 earthquakes the house has the ability to provide evidence of post construction methods retained to provide examples for the future and contemporary methodologies used in its repair, restoration and strengthening programme.

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 former dwelling, Riccarton has high contextual significance as a key component within the Deans Estate, particularly in relation to Deans Cottage, the grounds of both buildings, and Riccarton Bush. Although the dwelling is only visible in part from the street, its presence is indicated by a tree-lined driveway, extensive grounds and signage. Riccarton House also has contextual significance in relation to other large-scale residential buildings in the city that were once owned by members of Canterbury's earlier settlers, including McLean's Mansion in Manchester Street (1899-1900) and Mona Vale in nearby Fendalton (1899-1900). Wider afield, Riccarton House has historical contextual relationship significance for its association with the Homebush Estate, which was developed by the Deans family from 1851.

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 former dwelling, Riccarton has archaeological significance because it has 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. Evidence of food gathering, temporary occupation and other activity by Māori at Pūtarikamotu, the attempted settlement of James Herriot et al, and the successful settlement developed at Riccarton by the Deans family may all be present on this site.

ASSESSMENT STATEMENT

The former dwelling, Riccarton has high overall significance to Christchurch, including Banks Peninsula for its association with the Deans family, particularly Jane and her son John II and his family. The former dwelling, Riccarton has high historical and social significance through the work of John Deans' widow Jane who ensured the continuation of the Deans farm in Riccarton and at Homebush after her husband's death. Her son John Deans II went on to run the estate with his wife Catherine and twelve children. It also has high historical and social significance for its use as a community and function venue and more latterly as a house museum since 1947. It has high cultural significance for its evocation of the way of life of a prosperous colonial farming family and for its value to the people of Canterbury. The setting has cultural and spiritual significance to Māori (Pūtarikamotu) for its history of occupation and as a mahinga kai (food gathering) area for Māori prior to and during the early years of European settlement. The former dwelling, Riccarton has high architectural significance for its three-part construction programme and association with its designer/builders, Messrs Johnson, Marley and England. The third and final stage designed by RW England has aesthetic significance, particularly for its interior Late Victorian detailing. The former dwelling, Riccarton has high technological and craftsmanship significance for the way in which each stage of its construction embodies the construction skills and techniques of the time. The former dwelling has high contextual significance as part of the Deans Estate and in relation to other early large-scale houses in the city. The building has archaeological significance for its site and what it may reveal of pre-1900 construction.

REFERENCES:

Gordon Ogilvie *Pioneers of the Plains: The Deans of Canterbury* (Christchurch, 1996)

Jane Deans *Letters to my Grandchildren* (Christchurch, 1995)

Brian Molloy (ed.) *Riccarton Bush: Pūtarikamotu* (Christchurch, 1995)

Historic place # 1868 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/1868>

REPORT DATED: 10 NOVEMBER 2014

UPDATED: 16 DECEMBER 2021

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1315
*RICCARTON GROUNDS – 12 AND 16 KAHU ROAD,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 22/12/14

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 Riccarton House Grounds have high historical significance for their association with the Deans family and the early European settlement of Canterbury. Brothers William and John Deans arrived in Canterbury in 1843, having emigrated from Scotland in 1840 and 1842 respectively. John's wife Jane ensured the continuation of the Deans successful farm in Riccarton after his death in 1854. Jane had a love of gardening and was responsible for many aspects of the grounds, which are still evident today.

The grounds are also associated with the Gebbie and Manson families who accompanied William Deans to Riccarton in 1843 and helped to erect the first farm buildings and develop the land (Beaumont, 2009). The Deans farmed sheep, cattle, horses, poultry and pigs and

cultivated wheat, oats, barley and potatoes; established a vegetable garden and fruit trees; undertook cattle grazing and later operated a stud farm. The vegetable garden was originally located behind the present Riccarton House and protected by the bush (Strongman, 1995). By the mid-1840s cherry, apple, peach and plum trees are recorded (Strongman, 1995). The garden with its demonstrated abundance and implied fertility was instrumental in the Canterbury Association's decision on where to locate Christchurch (Beaumont, 2009).

The Riccarton House Grounds have social significance as the location of fetes, garden parties, receptions, vice-regal visits, fundraising and committee meetings during the occupancy of the Deans (Beaumont, 2009). The Grounds are also associated with a number of Canterbury's pioneer nurserymen, including J F Armstrong, Thomas Abbott and David Nairn, and some of Christchurch's earliest professional gardeners, including William Hislop and Andrew Wilson (Beaumont, 2009). Members of the Deans family lived in Riccarton House until 1947, when the house and its grounds were acquired by the Riccarton Bush Trust on behalf of the people of Christchurch. Today the grounds are used for passive recreation and host a weekly farmers' market.

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 Riccarton House Grounds have high cultural significance for their association with the pioneering settlement and horticultural development of Canterbury by the Deans family. Their cultural significance was underlined and enhanced by the public acquisition of the former Deans Estate in 1947 and they are valued as a visitor destination and as a backdrop for creative arts projects (Beaumont, 2009). The Grounds are located within an area of the city that has cultural and spiritual significance to Māori (Pūtārikamotu) for its history of occupation and as a mahinga kai (food gathering) area for Māori prior to and during the early years of European settlement.

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 Riccarton House Grounds have high aesthetic significance as an example of a colonial 'homestead garden', which was commonly associated with the large residences of pastoral landholdings throughout Australasia (Beaumont, 2009). Features related to this type that occur at the Riccarton House Grounds include: a formal carriage drive through an exotic plantation designed by Jane Deans; a close association with water – in this instance the Avon River; a backdrop of vegetation for shelter – Riccarton Bush; and a differentiation of functional spaces and a plant palette which references the botanic traditions of its owners (Beaumont, 2009). Other significant elements include the unimpeded relationship between Riccarton House and the Avon River; remnant plantings from the 1850s by John and Jane Deans and from Jane's Scottish Memorial design of 1867; vegetation planted by Jane Deans on the house lawns; elements of Jane's 'Gardenesque' style landscape design in the area closest to the house, where mature exotic ornamentals are located as either solitary specimens (e.g. *Xanthocyparis nootkatensis*), or in groups of the same species and variety (e.g. *Magnolia grandiflora*) (Beaumont, 2009).

The Grounds also have aesthetic significance as an appropriately scaled and aesthetic setting for Riccarton House and Deans Cottage. Although the property dates from 1843, the landscape's character defining qualities are primarily derived from its historic tree collection, the plantation introduced by Jane Deans in the mid-1860s, the Lime tree lined driveway (1867), and the 1897 cairn commemorating the site of the first Deans Cottage (Beaumont, 2009). The grounds have undergone extensive change since 1843 and reflect changes in the use of the site from utility to amenity, as well as changing garden design styles and plant display practices.

As a comparative analysis the design development and layout of Riccarton House Grounds may be compared with those of other residential heritage properties in Canterbury including nearby Mona Vale and the Deans' Homebush Estate.

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 Riccarton House Grounds have technological and craftsmanship significance as they contain nationally significant planted vegetation and a significant record of planned design and cultivation (Beaumont, 2009). Tree forms provide evidence of early pruning and propagation practices and the species themselves are a living resource (Beaumont, 2009). Progeny from the Deans' fruit and forest trees and plant material from Jane Deans gardens were acquired by many colonists and this material formed the basis for many early Christchurch gardens and public landscapes. The landscape contains trees which because of their size, rarity or age are considered uncommon, nationally significant and/or locally important (Beaumont, 2009). The grounds illustrate a sequence of development from subsistence horticulture - as evidenced by the orchard species - to the exotic and ornamental amenity plantings reflecting a designed refinement appropriate for the large grounds of an early settler family.

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 Riccarton House Grounds have high contextual significance as the setting for the oldest surviving European building on the Canterbury Plains and the later Deans homestead, Riccarton House. The grounds are also significant as they were once part of the original Deans' Estate, and contain tangible features that evidence the Deans' activities and occupation of the site. They are closely associated with Riccarton Bush and are considered to be an inseparable component of the bush reserve (Beaumont, 2009). The grounds are highly visible from the street, particularly the mature exotic trees, and the Lime tree lined carriageway. The Grounds share a strong visual connection with remnant tree plantings from the 1867 carriage drive between Kahu and Straven Roads and the former Deans' Farm Buildings and setting on the other side of Kahu Road. The Grounds are historically, physically and visually connected with the River Avon, which once acted as an internal boundary line within the Estate and was influential in guiding the location of the original cottage and Riccarton House.

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 Riccarton House Grounds have archaeological significance for their potential to provide evidence of human activity, including early construction, gardening and farming techniques, which pre-dates 1900. Food gathering, temporary occupation and other activity by Māori in this area - Pūtarikamotu - are documented prior to and during the Deans settlement. No physical evidence of Māori activity has been found to remain on the site to date, but there is potential for evidence to exist which is of cultural significance to Maori.

ASSESSMENT STATEMENT

The Riccarton House Grounds are of overall high significance to Christchurch, including Banks' Peninsula for their association with the Deans family and the colonial beginnings of gardening, farming and horticulture in the region. The Grounds have high historical significance with brothers William and John Deans who arrived in Canterbury in 1843, having emigrated from Scotland in 1840 and 1842 respectively and John's wife Jane who ensured the continuation of the Deans successful farm in Riccarton after his death in 1854. Jane had a love of gardening, was particularly fond of planting trees and was responsible for many aspects of the grounds, which are still evident today. The grounds are also associated historically with important social and community events in the city. The Riccarton House Grounds have high cultural significance for the tangible evidence they provide of the pioneering settlement of Canterbury by pre-Adamite Scottish emigrants as well as the Deans family and the public esteem in which they have long been held. The Grounds are located within an area of the city that has cultural and spiritual significance to Māori (Pūtarikamotu) for its history of occupation and as a mahinga kai (food gathering) area for Māori prior to and during the early years of European settlement. The Grounds have high aesthetic significance for their design and evidence of the transition from a subsistence settler landscape to the ornamental backdrop of a wealthy settler townhouse. The Riccarton House Grounds have technological and craftsmanship significance as they contain nationally significant planted vegetation and a significant record of planned design and cultivation (Beaumont, 2009). The Grounds have high contextual significance as the setting for Dean's Cottage and Riccarton House, and for their physical relationship to the Avon River, Riccarton Bush and other features related to the former Riccarton Estate. The Riccarton House Grounds have archaeological significance for their siting at Pūtarikamotu and the post-1843 activities of the Deans family in Riccarton.

REFERENCES:

Louise Beaumont 'Conservation Report - Riccarton House' *Landscape* (March 2009)

Gordon Ogilvie *Pioneers of the Plains: The Deans of Canterbury* (Christchurch, 1996)

Jane Deans *Letters to my Grandchildren* (Christchurch, 1995)

Brian Molloy (ed.) *Riccarton Bush: Pūtarikamotu* (Christchurch, 1995)

Thelma Strongman 'The Garden at Riccarton' *Historic Places in New Zealand* (March 1995)

REPORT DATED: 10 NOVEMBER 2014

UPDATED: 16 DECEMBER 2021

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1291
*FORMER RICCARTON FARM BUILDINGS AND SETTING – 31A
AND 39 KAHU ROAD, CHRISTCHURCH***



PHOTOGRAPH: F WYKES, 2017

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 former Riccarton farm buildings have high historical significance for their association with the pioneering Deans' family and their origins as utility sheds serving the Deans' Riccarton farm. They are specifically associated with John Deans II (1853-1902), who took over the running of the estate from his mother in 1874, when he turned 21. By this time the Riccarton Estate was almost wholly dependent on stock and John Deans II constructed these brick farm buildings (c.1874-83) to showcase the Deans' cattle to potential buyers and farm visitors (May, 2009). This site is highly significant, as it is the only remaining built fabric of a farming nature that connects the Riccarton House property to the original Deans farming settlement and thus to the first European agricultural activity on that site.

The Deans' first farm buildings had been constructed in timber and the construction in brick of these second generation sheds indicates the value of farm buildings to the estate as well as the need for robust construction for farm use (May, 2009). The buildings and land were

sold to Canterbury College for use by Christchurch Boys' High School in 1926. At some later date the stockyard on the north side of the farm buildings was excavated by the school to form a swimming pool for its pupils. Due to earthquake damage, the former Deans' farm building known as the Radio Shack was demolished. The remaining buildings were strengthened, repaired and restored for use by the School.

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 former Riccarton Farm Buildings have cultural significance for their association with late 19th and early 20th century farming practices at Riccarton and as a tangible reminder of the transformation of the Riccarton Estate from farmland into a suburban residential neighbourhood and high school. The cultural significance thus encapsulates the tangible reminder of the early farming practices and an 88-year association with Christchurch Boys' High School. The buildings also have cultural significance for their location within the area known as Pūtarikamotu, an area of considerable significance to Ngāi Tahu as an early mahinga kai area. Kaimahi (workers) from Kaiapoi worked the wetlands that once existed in this area and Pūtarikamotu was often visited by Ngāi Tahu tohunga.

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 buildings are of architectural and aesthetic significance as vernacular Victorian structures with some architectural detailing. There is no record of an architect or builder responsible for the design of the former farm buildings. There are, however, extant detailed records of all the various workmen or businesses involved in the construction of the buildings. Construction on the principal buildings began in March 1883 and was completed by the end of year. T Russell, who acted as Clerk of Works during 1883, oversaw the construction. Principal carpenters included J Russell and F Legrove, E Beard was the principal bricklayer. The former Riccarton Estate Farm Buildings have aesthetic significance as a cluster of vernacular structures built from brick and corrugated iron.

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 former Riccarton Farm Buildings have technological and craftsmanship significance for their ability to provide information about construction practice and materials in late 19th century Christchurch. While the farm buildings were constructed as utilitarian structures built for a specific function they were embellished with decorative brick and cast iron elements. The use of decorative devices in 19th century farm building is uncommon in New Zealand and is generally restricted to timber finials above dormers and gables and, on occasion, timber fretwork. The brickwork is finished English Bond, using bricks purchased from W Neighbours and bricks from the Deans' own brick factory in the Malvern Hills. Brick was in common use for industrial buildings in Christchurch by the 1880s and local production of bricks had

resulted in greater sophistication in brickwork. The degree of sophistication of the brickwork in the Deans farm buildings is seen for example in the decorative nailhead and dentil courses under eaves of the two-storey brick barns. The barrel-shaped corrugated iron roofing also reflects the development and expansion of prefabricated iron buildings in the mid-nineteenth century.

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 former Riccarton Farm Buildings have high contextual significance in relation to the other listed heritage items that make up the Deans' Estate at Riccarton and, in a wider context, the farm buildings erected at the Deans' Homebush Station (est. 1851). The Former Farm Buildings are located to the north-west of Riccarton House, bounded by Kahu Road to the west and the natural curve of the Avon River to the north. They also have contextual significance in relation to the buildings and grounds of Christchurch Boys' High School, with which they have been associated since 1926.

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 former Riccarton Farm Buildings have archaeological significance for their potential to provide evidence of human activity, including early construction and farming techniques, which pre-dates 1900. The buildings' proximity to the River Avon, within the area known as Pūtarikamotu, suggests the possibility of pre-European archaeological evidence in addition to that relating to the farming activities of the Deans family after 1843.

ASSESSMENT STATEMENT

The Former Riccarton Farm Buildings have overall significance to Christchurch, including Banks Peninsula, as a now rare example of late 19th century farm buildings situated in suburban Christchurch. The buildings have high historical significance for their association with the Deans' Riccarton property and, from 1926, use by the Christchurch Boys' High School. The buildings and their setting have cultural significance for their association with late 19th and early 20th century farming practices at Riccarton and as a tangible reminder of the transformation of the Deans' property from farmland into a suburban residential neighbourhood. The buildings also have cultural significance for their location within the area known as Pūtarikamotu, an area of considerable significance to Ngāi Tahu as an early mahinga kai area. The former Riccarton Farm Buildings have architectural significance as an example of well-built late 19th century farm buildings and have features that provide evidence of technological and craftsmanship values that have the ability to provide information about construction practice and materials in the late 19th century in Christchurch. The buildings have high contextual significance in relation to Riccarton House and its grounds, as well as the buildings and setting of Christchurch Boys' High School where they have functioned as

part of the school's built environment since 1926. The buildings and setting have archaeological significance relating to Māori and early European activity in the area.

REFERENCES:

Jenny May 'Deans' Farm Buildings Conservation Report, 2009'

Gordon Ogilvie *Pioneers of the Plains: The Deans of Canterbury* (Christchurch, 1996)

Jane Deans *Letters to my Grandchildren* (Christchurch, 1995)

Geoffrey Thornton *The New Zealand Heritage of Farm Buildings* (Auckland, 1986)

REPORT DATED: 10 NOVEMBER 2014

UPDATED: 16 DECEMBER 2021

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 CHRISTCHURCH CITY COUNCIL HERITAGE FILES.