



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 383
*DWELLING AND SETTING, MIDWAY –
7 MIDDLETON ROAD, CHRISTCHURCH***



PHOTOGRAPH: G. WRIGHT, 2015

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.

Midway has historical and social significance for its association with William and Jennie Lovell-Smith and the prominent suffragist Kate Sheppard. William Lovell-Smith, a printer and stationer, and his wife Jennie were active in liberal circles in Christchurch in the late 19th century. During this time they came to know Katherine (Kate) Sheppard, New Zealand's most well-known suffragist. Kate had made her name in the national campaign for the enfranchisement of women between 1887 and 1893, and was also a leading figure in the National Council of Women. In 1905 she joined Jennie, William and their family at their home Westcote on Russley Road.

Midway on Riccarton Road, named because it was halfway between Westcote and town, was built in 1920 with financial assistance from Kate to the design of Roy Lovell-Smith, William and Jennie's son. Kate had her own bedroom and sitting room in the new home.

After Jennie died in 1925, Kate married William. William died in 1929, followed by Kate in 1934 at the age of 86. After Kate's death, the house was leased out, and served as a nursing home for a period. In the early 1940s it was divided into three flats by Roy Lovell-Smith, some of which were inhabited by members of the large Lovell-Smith family until 1974. Between 1974 and 1999, Midway belonged to medical practitioner Richard Carter and his wife Mary, who returned the house to a single dwelling in the late 1970s. The house remains a private residence. An earlier home of Kate Sheppard on nearby Clyde Road also remains extant.

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.

Midway has cultural significance as the large residence of a socially active Christchurch family in the 1920s and for its relationship with a leader of the women's suffrage movement which saw New Zealand become the first country in the world to grant the vote to adult women.

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.

Midway has architectural and aesthetic significance as a representative example of a large English Domestic Revival house built on the outskirts of the city during the 1910s and 1920s and as an example of the domestic architecture of Roy Lovell-Smith. The Domestic Revival was introduced to Christchurch in the form of the 'Old English' style house in the mid 1890s. Gradually the style was simplified and assimilated aspects of the parallel Arts and Crafts bungalow style. With its roughcast and exposed brick walls, Midway is essentially still an Old English style Domestic Revival house. The extensive timber shingling, flatter gables, wider windows, planar wall surfaces and an absence of extraneous detail, identify the house as being a late period version. The interior contains typical Arts and Crafts features, such as timber panelling and stone fireplaces. Born and educated in Christchurch, Roy Lovell-Smith established his own practice in 1905. He designed a diversity of building types, including many houses, but was particularly well-known for his church designs. These included St Ninian's Presbyterian Church near Midway (1926). Lovell-Smith worked for the Valuation Department and the State Advances Corporation between 1933 and 1939 when architectural work was limited thanks to the Depression. He himself lived at Midway on two occasions, during the 1930s, and in a flat in the house in 1949 (Lovell-Smith, 1995).

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.

Midway has technological and craftsmanship significance as a large triple brick dwelling with a tile roof, which was originally Marseille and is now concrete. Permanent material homes were uncommon in Christchurch at this time because of the extra expense involved in both the purchase of materials and the costs of construction.

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 Midway and its setting has contextual significance as the house itself is substantially larger than nearby dwellings and it therefore has considerable landmark value. The dwelling is highly visible from surrounding streets - including the busy arterial of Riccarton Road. Midway is located towards the southern end of a large rectangular section off Middleton Road. The setting originally consisted of large grounds bounded by Field Terrace and Middleton and Riccarton Roads. Although much reduced by subdivision, the setting today still consists of extensive mature grounds. The neighbourhood consists of a mix of dwellings dating from the 1920s through to the 1960s, although these are increasingly being replaced with townhouses. The original front hedge and mature native trees remain in the gardens of the flats and houses that now occupy Midway's Riccarton Road frontage. The house remains a prominent reminder of the type of suburban estate that was once characteristic of Riccarton in the vicinity of Church Corner. A short distance away on Ilam Road is the former Ilam homestead and gardens, a contemporary Old English homestead by architect J.S Guthrie.

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 Midway and its setting has archaeological significance because of 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 Midway and its setting has overall heritage significance to the Christchurch District, including Banks Peninsula. Midway has historical and social significance for its association with William and Jennie Lovell-Smith and the prominent suffragist Kate Sheppard. Midway has cultural significance as the large residence of a socially active Christchurch family in the 1920s and its relationship with a leading figure in the women's suffrage movement in New Zealand. Midway has architectural and aesthetic significance as a representative example of a large English Domestic Revival style house designed by Christchurch architect and family member Roy Lovell-Smith. Midway has technological and craftsmanship significance for its construction using permanent materials and contextual significance as a local landmark that contributes to the historic residential character of Upper Riccarton. The dwelling Midway and its setting has archaeological significance because of 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.

REFERENCES:

Christchurch City Council Heritage files 7 *Middleton Road, Midway*

J. Devalient 'Fighting for the Vote' *Historic Places* March 1993, pp. 18-21

Margaret Lovell-Smith *Plain Living High Thinking: The Family Story of Jennie and Will Lovell-Smith* (Christchurch, 1995)

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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.