

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 406
DWELLING AND SETTING, FORMER CALIMO – 44
OPAWA ROAD, CHRISTCHURCH**



PHOTOGRAPH: B. SMYTH 07/01/2015

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.

The dwelling formerly known as first Calimo and then Milford has historical and social significance for its association with accountant Edward Harley and businessman Frederick Bowler and as one of the early 'gentleman's estates' for which Opawa was particularly well-known. From the mid-1860s, Opawa became a desirable residential area of Christchurch, subdivided into large suburban 'gentlemen's' estates for Christchurch's professional men. Nearby Risingholme and Fifield were two such properties. Edward Harley (died 1901), an

accountant in the Christchurch branch of Australasian agency Miles and Co, bought the Opawa Road property in 1867, and built a house soon after. The Harley family named the property Calimo. Harley went on to become manager of Malings, the wine and spirits merchants, and of the NZ Loan and Mercantile Co. He was also prominent in the Opawa Catholic church. In 1877 the property was sold to William Bowler, manager of Langdown and Co and later proprietor of the Waltham Arms Hotel on Brougham Street. During the Bowler family's tenure, the house was known as Milford. Bowler let the property out to the Harleys until the mid-1890s and it remained a rental property after he sold it in 1900. Its next resident owner was Alice Mary Ayres, who had moved by 1921, after purchasing it in 1919, and remained in the property until 1948. Since then it has had several owners and it remains a private residence today.

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.

Calimo/Milford has cultural significance as a tangible reminder of the way of life of early Christchurch settlers who developed residences in outlying areas of the new settlement. The size of the dwelling and the range of rooms it contains reflect the way of life of its residents. From the 1860s, suburbs such as Opawa and later Fendalton were characterised by gentlemen's estates; properties of several acres which potentially gave professional men a small living, but more importantly conferred on them the status associated with rural estate ownership.

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.

Calimo/Milford has architectural and aesthetic significance as a medium-sized Carpenter Gothic cottage. The designer/builder of the dwelling is currently unknown. The L-shaped house has the steeply pitched roof and multiple gables typical of the Gothic form. The semi-circular arched windows on the first floor are also a common feature of the Gothic cottage style. Milford contains many original features, but has lost its original verandah and, more recently, its shutters. A bay window on the north elevation is also of more recent vintage. In the wake of the 2010-2011 Canterbury earthquakes the dwelling's brick chimney was taken 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.

Calimo/Milford has technological and craftsmanship significance as a larger timber house of the 1860s, exhibiting construction techniques and decoration typical of the period.

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 is of contextual significance for its location and setting. Calimo/Milford is located on a small back section off Opawa Road near the Brougham Street expressway. In 1884 the dwelling was located in a large garden of some 3.25 acres in extent; today its setting consists of a small cottage garden. The neighbourhood consists of some other early houses, such as those at 41D and 64 Opawa Roads, but is predominantly homes of the early 20th century, interspersed with increasing numbers of townhouses. Although on a back section, the house can be seen from Opawa Road and Brougham Street, and thus has some landmark significance.

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.

Calimo/Milford and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which occurred before 1900.

ASSESSMENT STATEMENT

Calimo/Milford has overall significance to Christchurch, including Banks Peninsula. The dwelling has historical and social significance for its association with Edward Harley and Frederick Bowler and cultural significance as a demonstration of the way of life of some of Opawa's early colonial residents. The dwelling has architectural and aesthetic significance as a Gothic cottage and technological and craftsmanship significance because it exhibits construction techniques and decoration typical of this period. Milford has contextual significance as a local landmark on Opawa Road and as part of a small group of Opawa dwellings of similar age and character. The dwelling and its setting has archaeological significance as it predates 1900

REFERENCES:

CCC Heritage File *Dwelling: 44 Opawa Road*
MacDonald Dictionary of Canterbury Biography B613: F. Bowler; H174: Edward Harley

Historic place # 3720 – Heritage NZ List
<http://www.heritage.org.nz/the-list/details/3720>

Star 10 June 1901 p. 3. {Obituary ES Harley}

REPORT DATED: 4 March 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.

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