

**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 589  
*DWELLING AND SETTING, HUNTLEY – 67 YALDHURST  
ROAD, CHRISTCHURCH***



**PHOTOGRAPH 2010**

**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 known as Huntley has historical and social significance for its construction in the early 1870s by Christchurch businessman John Twentyman, who named it Liddellsthorpe, and for its later association with the Holmes family. Twentyman, who was a partner in the Cashel Street hardware business of Twentyman and Cousin, owned the property from 1872 to 1877. The house was built by October 1875, at which time Twentyman was offering Liddellsthorpe for sale. Although George Holmes only owned the property for four months before his death in 1877, the property, renamed Huntley, had a long association with the Holmes family (1877-1941). George Holmes ran a construction company in colonial Christchurch, which was contracted to build the Lyttelton Rail Tunnel. John Holmes, who had had a notable political career in Canada (1867-72), took over ownership of the property after his brother's death, but died two years later leaving the property to his and George's widows. One of John Holmes's sons, John Alexander Holmes, was the longest standing family owner of the property from 1895-1938.

The house and five acres were sold to R M D Morton in 1941 and subsequent owners include Rupert Trapnell, Douglas Lamb and, from 1971, D J Reid and family. The property was subdivided in 1941, 1953, 1973 and 1994 for residential development. Historically it is also associated with the Rev (later Archdeacon) Octavius Mathias who owned 160 acres between the Main South Road and Racecourse Road, including the land on which Huntley is located, from 1850. From October 2004 until late 2014 the dwelling was part of the Huntley House luxury hotel development. It is now the residence of the Chinese Consul to Christchurch. The dwelling's chimneys were removed after the 2010/2011 Canterbury earthquakes.

### **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 has cultural significance as a demonstration of the way of life of late nineteenth early twentieth century families in Upper Riccarton. The size of the dwelling and the range of rooms it contains reflect the way of life of its former residents. When it was offered for sale in 1875 the house was described as having every convenience, with dining, drawing and morning rooms on the ground floor and six bedrooms and a bathroom on the first floor reflecting changes in the culture of colonial living. However it is now reflective of the societal changes from the domestic use of these large homes to an adaptive new use.

### **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 has architectural and aesthetic significance as a Victorian dwelling, with later alterations and additions, which reflect the changing tastes and needs of subsequent owners and uses. The architect is currently unknown but the dwelling resembles those designed by local architects such as Samuel Farr and Frederick Strouts.

The dwelling is roughly L-shaped in plan, has gabled roofs of slate and is clad in weatherboards. The east side of the house features a double height veranda - although it originally extended along the north facade, this has over time been filled in on the ground floor of the north side of the house. A gabled bay is located to the north, and twin gables run east-west. In the 1940s a double height bay window and first floor balcony were removed from the north-facing gable, and the ground floor veranda partially filled in. Alterations were carried out in 1971, which involved the partial infill of the ground floor veranda, installation of French doors, and interior refurbishment. In 1972 a single storey sunroom was added to the west elevation. In 1992 a new bathroom was built into the first floor veranda. The dwelling was converted to use as a luxury hotel in 2002-04. This involved the construction of two new, freestanding buildings to the west of the house, which have been designed to closely resemble the original house in materials and architectural detail. The original dwelling was converted to accommodate five hotel rooms with ensuites and other alterations and additions at this time included new windows and French doors opening into the first floor veranda.

### **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 building has technological and craftsmanship significance for its timber construction and detailing, which reflect the skill and technology of the period. The interior features panelled doors, timber wall panelling, leadlight windows, decorative plaster cornices and a stairwell with a decorative timber handrail, balusters and heavily moulded newel posts. Exterior elements which contribute to dwelling's craftsmanship significance include the slate roof, mullioned single-hung sash windows, decorative timber gable ends, decorative timber detailing on the first floor veranda balustrade and the ground floor veranda fretwork.

## **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 has contextual significance within its mature garden setting. It is one of the few buildings of its type remaining in Upper Riccarton, which was once one of the more fashionable residential areas of the city. The original extent of the property included tennis courts and orchards, which were built on with twelve dwellings in 1994-1997. The Hainswood development retained a large number of mature trees, including beech trees, originally associated with Huntley.

The setting includes a long tree-lined driveway, which is the main approach to the dwelling, which is screened from Yaldhurst Road by 20<sup>th</sup> century residential development. Mature trees within the setting include Lime, Horse Chestnut, Ash, Redwood, Eucalyptus, Elm, Wellingtonia and Oak. The trees are principally located around the perimeter of the property, and the buildings, including the original dwelling, overlook open lawn. The setting includes the original wrought iron gates and gate posts on Yaldhurst Road.

## **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 building and setting are of archaeological significance because they have potential to provide archaeological evidence relating to past building construction methods and materials, and other human activity, including that which pre-dates 1900.

## **ASSESSMENT STATEMENT**

The dwelling known as Huntley is of overall significance to Christchurch, including Banks Peninsula. It has historical and social significance for its date of construction and as the former home of the Twentyman and Holmes families. The dwelling has cultural significance as an expression of a former way of life and architectural significance as a large timber homestead reflecting changes in the culture of colonial living. However it is now reflective of the societal changes from the domestic use of these large homes to an adaptive new use.

The dwelling has architectural and aesthetic significance as a Victorian dwelling, with later alterations and additions, which reflect the changing tastes and needs of subsequent owners and uses. The dwelling has technological and craftsmanship significance for the quality of its construction and architectural detailing. Huntley has contextual significance, as it is set within generous grounds planted with mature exotic trees. The building and setting are of archaeological significance because they have potential to provide archaeological evidence relating to past building construction methods and materials, and other human activity, including that which pre-dates 1900.

#### **REFERENCES:**

CCC Heritage files, 67 Yaldhurst Road

Christchurch City Libraries, 'Huntley' - 67 Yaldhurst Road  
<http://my.christchurchcitylibraries.com/huntley-67-yaldhurst-road/>

**REPORT DATED: 19 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.