

30 RUSKIN STREET, ADDINGTON, CHRISTCHURCH

Matt Hennessey

This history was part of an archaeological assessment for 30 Ruskin Street, Christchurch. The property included a house that appeared to be of 19th construction, and therefore the property was a possible archaeological site under the HNZPT act. An archaeological assessment was commissioned by the property owner to determine the history of the property and the age of the house.

This history was compiled alongside a site visit to do a preliminary investigation of the house. This has been left out of this document for the privacy of the property owner.

The archaeological assessment was submitted to HNZPT in 2021.

RESEARCH METHODOLOGY

Cadastral plans, deeds indexes, and certificates of title were searched for the occupation history of the associated land parcels. The history of occupation in this area was further expanded through searches on known title holders and occupants through PapersPast (paperspast.natlib.govt.nz) and through electoral rolls, street directories, and probate records accessed online via Ancestry.com and Archives New Zealand. The New Zealand Archaeological Association site recording scheme – ArchSite – was consulted for information pertaining to nearby archaeological sites that may aid in the understanding of the site at 30 Ruskin Street.

A site visit was carried out by Matt Hennessey (Top Hat Heritage) as part of the assessment on Wednesday 3rd November. This site visit included non-destructive observations of extant 19th century features with preliminary notes and photographs collected.

PHYSICAL ENVIRONMENT

The site is located on Ruskin Street, Addington, Christchurch, towards the corner with Kipling Street. The property is in a residential setting. The site is surrounded by low standing domestic buildings, none of which appear to have been constructed in the 19th century.

While Ruskin Street and Kipling Street both existed prior to 1900 in roughly the same layout they have today, the road surfaces, footpaths, and gutters have been heavily modified or replaced in the 20th and 21st centuries and no 19th century features of the roads remain in the immediate area of the site.

HISTORICAL BACKGROUND

Prior to European arrival the area that now makes up Addington was part of a system of raupo swamps, wetlands, and areas of open water which covered much of what is now Riccarton and the southern part of the city between the CBD and the foothills (Wilson 1989, 9-12; see also the reproduction of the 'Black Map' at the end of Wilson's volume). Draining of these swamps began shortly after the city was established, however the Lincoln Road area was still prone to surface flooding into the 1870s (Star 28/03/1871, 2).

Māori history

While there is no record of Māori occupation in the immediate area of 30 Ruskin Street, the area where Christchurch is located is the traditional lands of Ngāi Tūāhuriri. Ngāi Tūāhuriri's main settlement was at Kaiapoi. They controlled the region between Lake Ellesmere in the south and the Hurunui Valley in the north.

Riccarton Bush (Putaringamotu) was a Ngāi Tūāhuriri mahinga kai settlement and timber source from at least the 1800s. Several prominent sites of archaeological and cultural significance to Ngāi Tūāhuriri are known in the Christchurch CBD and surrounding suburbs. Māori did not cultivate the land at Putaringamotu. Food was hunted and collected from the natural environment. Eels and trout were caught in the river, native weka and quail were caught in the surrounding grasslands, and kaka and pigeons were hunted in the bush. Ngāi Tūāhuriri Māori seasonally migrated from permanent fortified settlements in the north and south across the swampy plains to established settlements with natural resources via a network of trails (Ogilvie, 1996). As such, Putaringamotu was part of a wider landscape of trails, interconnected settlements, and exchange networks, which extended across the land controlled by Ngāi Tūāhuriri and the wider South Island prior to European arrival.

While there is no known record of Māori settlement in the immediate area of 30 Ruskin Street, Māori would have been very familiar with the local swamplands as an integral part of their way of life.

European History

The current property of 30 Ruskin Street (Lot 2 DP 343609) was formed from Rural Section (RS) 66. RS 66 was a 50-acre section which extended along the east side of Selwyn Street between what are now Moorhouse Avenue and Brougham Street (Lyttelton Times 22/03/1851: 6). RS 66 was chosen by Ann Margaret Buchanan in 1851, a resident of St Leonard's-on-sea in Sussex. Ann Margaret Buchanan transferred the section to her son, John Buchanan, in 1855. John Buchanan immigrated to New Zealand in that year (Lyttelton Times 22/03/1851: 6; New Zealand Federation of University Women Canterbury Branch, 1977: 11). John Buchanan took ownership of RS 66 by Crown grant in 1856 (LINZ, c.1853: 66). John Buchanan began subdividing RS 66 in 1858.

Buchanan sold a 15-acre, 3-rood, and 14-perch section to Spiot and another in April 1858 (LINZ, c.1860: 575). Spiot and another sold this section to Le Cren in 1862, who began subdividing the section later in that year (LINZ, c.1860: 575). A section measuring 1220 links by 642 links (245.43 by 129.15 m) was sold to Aikman in 1862, who immediately subdivided the property (LINZ, c.1860: 592).

Aikman sold three of the subdivided sections, fronting an accommodation road that would later become Ruskin Street, to George Froggatt, a gunsmith, in 1863 (LINZ, c.1860: 610; New Zealand Electoral Rolls 1875-1876: 35) (Figure 1). One of these sections, with an area of 1-rood (0.1 ha), includes the modern properties of 30a, 30, and 31 Ruskin Street. Froggatt is noted as living on a three-quarter acre section on RS 66 in the 1875-1876 electoral role, suggesting that he did not occupy the 1-rood property that includes 30 Ruskin Street. Froggatt took no mortgages on the property that includes 30 Ruskin Street, and presumably he did not build a house on this section.



Figure 1. The property purchased by George Froggatt in 1863, and later by Manifold in 1877, outlined in thick black. The part of the property taken for road widening in 1890 is shaded green. The current boundary of 30 Ruskin Street is outlined in red. Image: modified from aerial imagery available on canterburymaps.govt.nz

Froggatt sold the section that includes 30 Ruskin Street to Thomas Manifold, a tailor, in 1877 (LINZ 1877). Manifold was married to Selina Froggatt, George Froggatt's sister (England and Whales Marriage Index, 1837-1915). Manifold took a mortgage out on the property in 1877. Manifold is said to be living on a "lane off Selwyn Street" in the 1880-1881 Wises Post Office Directory (Wises Postal Directory 1880-1881: 74). This "lane" was almost certainly the accommodation road that would go on to be named Ruskin Street, and the 1877 mortgage taken out by Manifold was probably to finance the construction of a house on this property.

The property was sold to John Rudd Parker, also a tailor, in 1883. Parker took out mortgages on the property in 1883, 1884, 1885, 1887, 1889, and 1891 (LINZ 1877).

In 1894 ownership of the property transferred to Nathaniel Wallaby Edwards, a mortgager, and creditor to John Rudd Parker for the 1891 mortgage taken out on the property. Presumably Parker had failed to make payment on this mortgage and the property was taken as collateral. It is unlikely that Edwards lived at the property. Edwards sold the property to John Keir Scott, a labourer, in that same year (LINZ 1877). Scott took mortgages out on the property in 1894, 1898, 1904, and 1912. Ownership of the property passed to Ellen Scott, his wife, in 1914.

Ruskin Street was widened in 1890 and a narrow strip of land measuring 2 perches (about 50 m² – a strip about 1.2 m wide) was taken from the road frontage of the property (LINZ 1877).

The property changed hands several times through the 20th century (LINZ 1877; LINZ 1924). The current property of 30 Ruskin Street was formed in 2005 by subdivision (LINZ 2005).

An aerial photograph of the property shows that the house originally had a veranda on the north elevation (Figure 2). This elevation is the front of the house. An aerial photograph taken c.1965-1969 shows that the veranda had been removed by this time (Figure 3). The veranda has since been

replaced with a narrow (about 20 cm wide) timber frame window shade, which must have been added after the veranda was removed. The west chimney had also been removed in the c.1965-1969 aerial.



Figure 2. Aerial photograph of 30 Ruskin Street taken c.1955-1959. The approximate area of the property owned by Froggatt and Manifold is outlined in black. Image: modified from aerial imagery available on canterburymaps.govt.nz

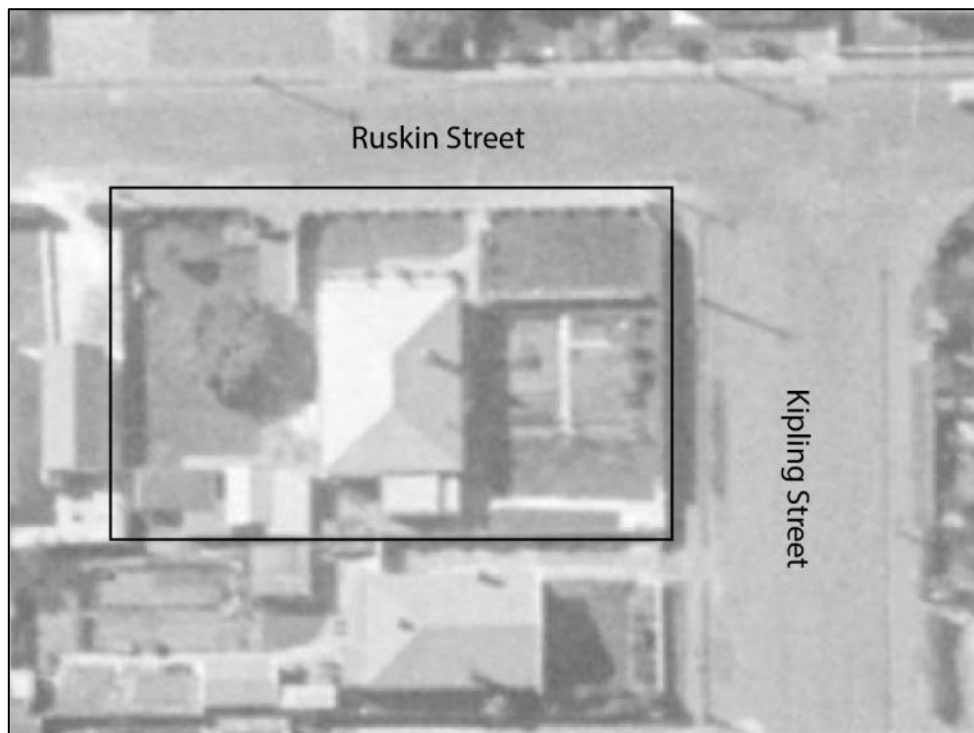


Figure 3. Aerial photograph of 30 Ruskin Street taken c.1965-1969. The approximate area of the property owned by Froggatt and Manifold is outlined in black. Image: modified from aerial imagery available on canterburymaps.govt.nz

Available aerial photography shows that the east chimney was also removed by 1990.

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