

**WAIMAKARIRI DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**2021 District Plan Item No.**

**HH106**

**HERITAGE ITEM NAME**

former Sefton Hotel / Anglers' Arms Tavern

**ADDRESS**

573 Upper Sefton Road, Sefton

**PHOTOGRAPH**



(www)

**DISTRICT PLAN ITEM NO.**  
(at time of assessment)

n / a

**HNZ LIST NO. & CATEGORY**

n / a

**LEGAL DESCRIPTION**

Lot 1 DP 1816

**VALUATION NUMBER**

2144019200

**DATE OF CONSTRUCTION**

1902

**ARCHITECT/DESIGNER/  
BUILDER**

JC Maddison, architect

**STYLE**

English Domestic Revival

**PHYSICAL DESCRIPTION**

Two-storey building with T-shaped footprint and hipped and gabled roof forms. Principal elevations face south and west; cross-gabled wing at east end, single-storey lean-to at rear (north-facing). Exposed rafters, shingled gable ends, jettied first floor bays with brackets and trefoil motif. Single, paired and triplet multi-pane windows. Modern multi-pane entrance door and glazing on south elevation; two gabled dormers over first floor windows on same.

**MATERIALS/STRUCTURE**

Timber framing and plaster cladding, corrugated metal roofing.

**ADDITIONS/ALTERATIONS**

Plaster cladding over weatherboards; chamfered corner entry modified with gabled porch (date unknown). First floor fire escape on south elevation removed (c.2019).

**SETTING**

The building stands on the north side of Upper Sefton Road at its intersection with Pembertons Road. The hotel is built close to the property boundary on the south and west sides; the wider setting is largely residential in character but the Sefton Garage is on the opposite side of Pembertons Road. The extent of scheduling is the land parcel on which the hotel is located.

## **HISTORY**

The first Sefton Hotel opened in early 1877. The hotel was part of the Fletcher Humphreys stable of hotels throughout Canterbury when it was rebuilt in late 1902 as a condition of its license being renewed. In February 1903 the license was transferred from Henry Brooks to Horace Thompson, the former having been fined for supplying alcohol to a child. By the mid-1920s the hotel was known as the Anglers' Arms Hotel; although that name was changed back to the Sefton Hotel in 1929. The hotel, now known as the Anglers' Arms Tavern, changed hands regularly through the 20<sup>th</sup> century and is still being operated as a hotel today.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

The Anglers' Arms Tavern has historical and social significance for its continuous use as a hotel since 1903 and, more generally, for its association with the colonial development of Sefton, which largely dates to the later 1870s with the coming of the railway in 1875 and the erection of the first Sefton Hotel in 1877.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The Anglers' Arms Tavern has cultural value as a demonstration of the way of life of its past and present proprietors and their patrons.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The Anglers' Arms Tavern has architectural significance as an English Domestic Revival style design by noted Christchurch Joseph Maddison. Maddison (1850-1923) was born and trained in England and emigrated to New Zealand in 1872. Having met with success in two important design competitions in 1879-80, Maddison established a successful career designing commercial and industrial buildings, with a speciality in freezing works and hotels, as well as ecclesiastical and residential works. He designed an Italianate office building for the Kaiapoi Woollen Manufacturing Company in Christchurch in 1881, additions to the Kaiapoi woollen mills in 1895 (H026) and was also responsible for the principal buildings for the International Exhibition held in Christchurch in 1905-6. Maddison's most distinguished building was the Government Buildings in Cathedral Square, Christchurch (1909), which is still extant. Maddison's Carlton Mill and Clarendon (façade) hotels were demolished after the Canterbury earthquakes. The styling of the Anglers' Arms is a departure from Maddison's predilection for Italianate classicism.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The Anglers' Arms Tavern has technological and craftsmanship value for the evidence it provides of Edwardian construction methods and materials. The contractor is currently unknown.

## **CONTEXTUAL SIGNIFICANCE**

The Anglers' Arms Tavern has contextual significance as a local historic feature and landmark at a key intersection within the village of Sefton. It provides evidence of the historic settlement and development of Sefton and is on the same triangular plot as the former Sefton Library.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

Although the hotel post-dates 1900 its site has potential archaeological value relating to the colonial use and development of the property. The first Sefton Hotel was erected on the same site in 1877.

## SUMMARY OF HERITAGE SIGNIFICANCE

The former Sefton Hotel / Anglers' Arms Tavern has overall heritage significance to Sefton and Waimakariri district as a whole. The hotel has historical and social significance for its 116-history as a hotel and association with the provision of hospitality in Sefton since 1877. The Anglers' Arms Tavern has cultural value as a demonstration of the way of life of its former proprietors and their patrons and architectural significance as an atypical English Domestic Revival style design by noted Christchurch architect Joseph Maddison. The Anglers' Arms Tavern has technological and craftsmanship value for its surviving Edwardian timber construction and detailing and contextual significance for the contribution it makes to the historic character of Sefton. The hotel's site has potential archaeological values given the vintage of first hotel erected on the property.

## HERITAGE CATEGORY

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## REFERENCES

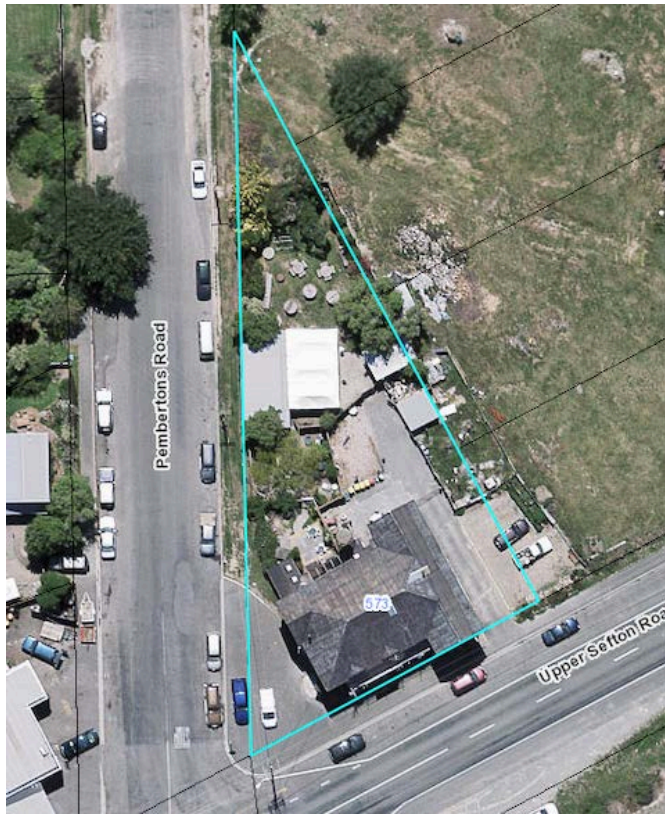
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REPORT COMPLETED

23 July 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of setting, 573 Upper Sefton Road, Sefton.