

**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1370
*DWELLING AND SETTING: FORMER
STONEYCROFT/HORNBY LODGE, 79 CARMEN ROAD,
CHRISTCHURCH***



PHOTOGRAPH: CCC 05/11/15

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 former dwelling Stoneycroft/Hornby Lodge has high historical and social significance for its association with the Morten family, and for its long connection with progressive mental health treatment in New Zealand.

In 1863 pastoralist George Ross purchased fifty acre rural section 4334 in what was then considered an outer part of Riccarton, and built a substantial house. This property he called Stoneycroft. Ross soon defaulted on his mortgage, and Stoneycroft was let for a number of years before being sold to neighbour Richard Morten in 1872.

After arriving in Canterbury in 1860, Richard May Morten (1823-1909) rapidly developed wide-ranging business interests including pastoral runs, commercial property and quarries. His large pastoral holdings included the 6000 acre Mt Pleasant run and the 4000 acre Ahuriri run at Tai Tapu. His commercial property included the large building on Cathedral Square

known as Morten's Block, which he developed in 1885, and which later housed the well-known United Service Hotel.¹

In 1864 Morten took the lease of Ablington, a property on Shand's Track (now Shand's Road, Hornby) which he later purchased in 1866 and renamed Broadlands. Morten remained at Broadlands after acquiring the nearby Stoneycroft but relocated to his new property in 1874. Stoneycroft was to remain his principal home for the rest of his life, and the old thirteen room Ross house was substantially altered and extended during these years.

On Morten's death in 1909, Stoneycroft was inherited by his younger son Arthur Roscoe Vernon Morten. Arthur immediately demolished and replaced his parent's former home with a more contemporary dwelling. Alongside the new house was a large motor house; Arthur Morten was a keen motorist and a founding member of the Automobile Association in Canterbury. Morten was also a collector of militaria, and in 1911 he purchased two large guns from the Battery Point Battery in Lyttelton and had them displayed on his lawn.

Despite his substantial outlay on the property, Arthur only lived in the new Stoneycroft for six years. In 1917 he and his wife Mary sold the property to farmer H F Nicoll and moved - first to Merivale and then in 1919 to the family property at Mt Pleasant. The name Stoneycroft followed them to both new homes.

In 1919 Nicoll sold the former Hornby Stoneycroft to the government to become a mental hospital. Initially the house was intended to serve as a sanatorium where fee-paying patients could enjoy some of the domestic comforts to which they were accustomed before they became mentally ill. Hornby Lodge (as the former Stoneycroft was renamed) was the first state facility of this type to be developed in New Zealand, following on from the privately-owned Ashburn Hall in Otago.²

By the late 1920s however, the use of Hornby Lodge had evolved in line with the latest thought in mental health treatment. It was recognized that it was desirable to have 'curative neuropathic hospitals' physically separate from the main mental asylums where 'recoverable' patients could recuperate from their illnesses without mixing with 'chronic' (or 'non-recoverable') patients or being tarred with the stigma of the asylum. Such hospitals were opened in each of the four main centres; research suggests that Hornby Lodge is the only survivor.³

One of the more well-known patients of Hornby Lodge was the painter Rita Angus, who was admitted in November 1949 following initial treatment at Sunnyside for a breakdown. She regarded her hospitalisation at Hornby as a mainly positive experience - praising the staff and appreciating the personal insights she gained from therapy - and was reluctant to leave when consigned to the care of her family in December that year.

During WWII it was feared that Arthur Morten's guns might be mistaken for a defensive installation and make Hornby Lodge a potential target. Application was made to remove the weapons, but it was not until 1954 that this took place. The ultimate fate of the guns is uncertain: the smaller was believed to have been blown up when it defied efforts to cut it up, and the larger was understood to have been buried in the grounds - although extensive digging by the Paparua Jaycees (who met in rooms at the hospital) in 1980 failed to discover it.⁴

Hornby Lodge remained a community health facility for more than seventy years until it closed in the early 1990s. At the time of its closure, the complex was being used for mental health residential care, family counselling and aged daycare. The aged daycare took place in the former Superintendent's residence on the Carmen Road frontage, where it continues to the present day as Hornby House. The eleven hectare Hornby Lodge property was subdivided in

¹ *Press* 21/08/1909

² *Press* 23/06/1919

³ *Evening Post* 15/03/1928

⁴ *Press* 02/06/1980

1993, with a large portion of the grounds becoming a City Council park, the Carmen Reserve. The former house was sold to businessman Raymond McEvoy, who opened hospitality venue Morley's Bar and Restaurant. The present owners purchased the property from McEvoy in 2002, running Morley Kings restaurant and an antique gallery until 2010. The building sustained moderate damage in the Canterbury earthquake sequence of 2010-2011; the venue remains closed.

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 former Stoneycroft/Hornby Lodge has cultural significance as a representation of the way of life of a specific sector of society in Edwardian New Zealand, and for the evolution in mental health understanding and treatment that it represents.

Stoneycroft was built towards the end of an era of significant social differentiation and the design of the house reflects this - it has multiple reception rooms and a separate service wing with a servants' hall accessed by its own 'back' staircase.

As Hornby Lodge, the building represents the manner in which mental health treatment evolved over eighty years. The house was originally acquired as a large well-designed and well-built dwelling able to provide a certain level of on-going care and comfort for fee-paying patients. As the social revolution of the 1920s progressed however, the idea gained currency that mental disorder was not necessarily a life sentence and that those who were diagnosed as recoverable should be treated in a humane domestic environment with the aim of returning them to the community. Hornby Lodge was thus drafted as one of a network of four 'curative neuropathic hospitals' across the country. The property appears to have functioned on this basis for much of the remainder of its history. By the 1980s however, the concept had further evolved to 'care in the community', and large scale de-institutionalization took place. As a consequence, Hornby Lodge was emptied of its patients and sold off in the early 1990s.

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 former Stoneycroft/Hornby Lodge has architectural and aesthetic significance as a large and uncharacteristic domestic revival dwelling by the prominent Christchurch architectural firm of Collins and Harman.

The firm which later became Collins and Harman was established by William Barnett Armson in 1870. After serving his articles with Armson, John James Collins (1855-1933) bought the practice after the former's death in 1883 and took Richard Dacre Harman (1859-1927) into partnership four years later. In the early years of the twentieth century, Armson, Collins and Harman became one of Christchurch's leading architectural practices. Notable examples of the firm's work included the Christchurch Press Building (1909) and the Nurses Memorial Chapel at Christchurch Public Hospital (1927). The firm served as the official architects of Canterbury College from c1903. During this time they transformed the campus. In 1928 the firm's name was officially simplified to Collins and Harman (although they had in practise been known by this moniker for years. The firm continued until 1993 as Collins Architects. At the time of its demise, it was one of the two oldest architectural firms in New Zealand.

In 1910 Arthur Morten commissioned Collins and Harman to design a replacement for the rambling family home Stoneycroft, which he had inherited the previous year. The domestic work of this firm was well-known across Canterbury; in 1908 they designed Ahuriri - the Tai Tapu home of Arthur's older brother Richard.

The new Stoneycroft is considered an uncharacteristic design for the firm because of its 'different compositional form'⁵. Collins and Harman's conventional Domestic Revival residences of the period were typically rambling and asymmetrical, with gables, architectural ornamentation and half-timbering. For Morten however, the firm produced a severely plain brick and rough-cast house with a simple symmetrical rectilinear form, and a deep central loggia flanked with box bay windows. Integrating typically bungalow features such as a deep hipped roof with low eaves and exposed rafters, Stoneycroft can be understood as one of Collins and Harman's more architecturally progressive dwellings, presaging the broad convergence of the Arts and Crafts Bungalow and Domestic Revival movements that was to take place over the next decade. The source of the design has been identified as Watch Hill House (1906) in Cumberland by Scottish architect Thomas Taylor Scott. Surviving comparable houses in Christchurch include Ilam (Guthrie, c1915) and Antonio Hall (Clarkson and Ballantyne, 1909).

The last private owner of the house, H F Nicoll, added a billiard room to the rear. During the eighty years that the building served as a hospital, extensive alterations were made. These included a first floor of small cell-like bedrooms with observation portals above the billiard room, and a large kitchen on the north elevation. Some rooms were also combined into larger spaces. The bedroom wing was built in the same style as the original house, but the kitchen extension is modern. Further alterations were carried out in the early 1990s to fit the building out as a hospitality venue.

In spite of these changes, the former Stoneycroft still contains many original features, including most doors and windows. The dwelling is entered under the large loggia. This was originally open, but glazed at an early date. It has an encaustic tile floor. The original double entry doors are absent, but possibly in storage on the property. Over the doorway is a plaster cartouche set with the house's date. Around the doorway is heraldic stained glass, including one window with the motto 'Let Nothing Dismay' - clearly a pun on Arthur Morten's middle name.

Beyond the entry is a large baronial entry hall. This is fully panelled with an encaustic tile floor and a beamed ceiling with pressed tin insets. At the rear the hall opens out into a stair well. This transition is marked by a pierced timber tudor arch set with an 'AM' motto. The fine staircase has a substantial gothic balustrade and newel posts crowned with large acorns. There are large heraldic stained glass windows both under and over the staircase.

To the east of the hall is a large room formed from the former dining room and study. Although the dining room fireplace has been replaced by a bar, the study fireplace and adjacent shelves remain. Behind this room is an east-west hall terminating in a glazed porch. The original sewing room behind this was removed by H F Nichol who inserted a full arch in the rear wall giving access to his billiard room. This room has been altered to serve as a bar but has original leadlights and a raised dais.

To the west of the hall is the former dining room. This has been altered with a lowered ceiling and modern panelling but the original fireplace is extant. To the rear of this room is a hall leading to the service rooms, service court and back stair. The kitchen has been significantly altered, but most of the small rooms remain, including the servants hall with fire surround and cupboards.

Up the main stair is a large landing. Off the landing is a central room with a leadlight door opening onto the roof of the loggia. To the east of the landing is a large space formed from two former bedrooms. A large built in wardrobe remains. Off the hall behind this is a linen room with a skylight and the 1930s secure rooms. To the west of the landing is a bedroom with a fine Arts and Crafts fireplace and built-in wardrobe. Off the hall behind this are a series of small servants' rooms.

The house sustained moderate damage in the Canterbury earthquake sequence of 2010-2011, with the most serious damage sustained by the chimneys (which have been

⁵ Dunham p 126

subsequently removed) and the south wall of the 1930s first floor bedroom cell addition, which collapsed outwards. The building awaits repairs.

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 former Stoneycroft/Hornby Lodge has technological and craftsmanship significance for the manner in which it illustrates construction methods and the use of materials in the early twentieth century.

Constructed by the firm of Graham and Gregg, Stoneyhurst is a two-storey double brick dwelling with a roughcast first floor and stone lintels sourced from the Morten family quarries. As a consequence of the Canterbury Earthquake sequence of 2010-2011, large brick dwellings such as this are now rare in the city. The interior, although altered, exhibits considerable craftsmanship in the surviving elements of its original fitout. The foyer, with its extensive panelling and carving, encaustic tilework, and heraldic stained glass is particularly noteworthy. Other parts of the house have built-in furniture and tiled Arts and Crafts-style fireplaces.

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 former Stoneycroft/Hornby Lodge has contextual significance in its setting - a portion of the once extensive grounds that were integral to the functioning of the property for much of its existence as a mental hospital - and within the wider context of the former grounds.

The setting of the dwelling consists of its immediate parcel, a large and established rectangular rear section off Carmen Road. To the north and east of the house is garden; to the south and west is service area and parking. To the east of this parcel, fronting Carmen Road is Hornby House, a 1920s bungalow that was originally the residence of the hospital superintendent. To the north of the parcel is Carmen Reserve, a City Council park that encompasses a large section of Stoneycroft's former garden and includes mature plantings. The front elevation of the house is highly visible from the park through an open iron and brick fence. To the west of the parcel is modern suburban development.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Stoneycroft/Hornby Lodge and its setting are of archaeological significance because they have 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. Whilst the present building dates from 1910, there has been a dwelling on the site since 1863.

ASSESSMENT STATEMENT

The former Stoneyhurst/Hornby Lodge and its setting are of heritage significance to the Christchurch District including Banks Peninsula. The former dwelling has high historical and social significance for its association with the Morten family, and for its long and progressive connection with mental health treatment in New Zealand. The former dwelling has cultural

significance as a representation of the way of life of a specific sector of society in Edwardian New Zealand, and also as a representation of the evolution in mental health understanding and treatment that took place during the early and mid-twentieth century. The former dwelling has architectural and aesthetic significance as a large and uncharacteristic domestic revival house by the prominent Christchurch architectural firm of Collins and Harman. The ornate entry hall is of particular note. The former dwelling has technological and craftsmanship significance for the manner in which it illustrates construction methods and the use of materials in the early twentieth century. Post the Canterbury earthquakes the double brick construction is now less common, and surviving interior features exhibit a high degree of craftsmanship. The former dwelling has contextual significance in its setting, a portion of the once extensive grounds that were integral to the functioning of the property for much of its existence as a mental hospital. The former dwelling and its setting are of archaeological significance because they have 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. There has been a dwelling on the wider site since 1863.

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