



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 379
*DWELLING AND SETTING, COLWELL – 46 MEMORIAL
AVENUE, CHRISTCHURCH***



PHOTOGRAPH : BRENDAN SMYTH, 2014

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.

Colwell at 46 Memorial Avenue has historical and social significance for its connection with Fulbert Astley Archer and the Archer family for over 120 years, as an example of the home of a business manager at the turn of the century, and as a reminder of the early period of Fendalton's history when it consisted primarily of estates for professional men. Fulbert Archer was the New Zealand manager of stock and station agency Dalgetys and purchased 20 acres in Fendalton in 1887. In this period Fendalton was developing as a suburb of moderately sized estates, suitable for professional men. The first building burned down in 1898 and was replaced with the present dwelling. It was named Colwell by Mrs Archer, after a family property in England. After more than 120 years the property remains in the ownership of Archer descendants.

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.

46 Memorial Avenue has cultural significance for its ability to demonstrate the way of life of occupants of houses built on medium-sized properties around the suburban periphery of Christchurch in the late 19th and early 20th centuries, through its design and layout. It is also of cultural significance as a reflection of the significance of generational family ownership having remained in the one family since it was built.

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.

Colwell has architectural and aesthetic significance as a very original example of a large turn-of-the-century Christchurch bay villa. Villas were built in large numbers throughout New Zealand during the thirty years before WWI. Using innumerable permutations of pattern book plans and catalogues, most were not the product of architectural firms, but of the contractors who built them. Colwell demonstrates the more restrained and unpretentious villas that were a particular feature of Christchurch homes in the 1890s. The half timbering effect is a reference to the large Old English style Domestic Revival houses being built for Christchurch's in the same period. There have been two lean-to extensions to the rear but the house still retains its original form and features. The large brick chimneys were lost in the Canterbury earthquakes.

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 dwelling at 46 Memorial Avenue has technological and craftsmanship significance for the potential it has to reveal information about construction methodologies, materials. Fixtures and fittings of the period in which it was built. It is a large timber house, with considerable carpentry skill in evidence on both the exterior and in the interior, both of which retain a high degree of originality.

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 and setting at 46 Memorial Avenue has contextual significance as an example of the early development of Fendalton and is central to maintaining the contextual distinctiveness of the area. The setting consists of the immediate land parcel with the dwelling centrally located on a large half acre section off the busy arterial of Memorial Avenue, surrounded by a large and mature traditional garden, which entirely obscures it from

the road. Originally Colwell would have been located in a rural context. Today however it is surrounded by an urban environment.

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.

Colwell 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 pre-1900.

ASSESSMENT STATEMENT

Colwell and its setting at 46 Memorial Avenue is of overall significance to Christchurch, including Banks Peninsula. It has historical and social significance for its connection with Fulbert Astley Archer and the Archer family for over 120 years, as an example of the home of a business manager at the turn of the century, and as a reminder of the early period of Fendalton's history when it consisted primarily of small landholdings for professional men.

46 Memorial Avenue has cultural significance for its ability to demonstrate the way of life of occupants of houses built on medium-sized properties around the suburban periphery of Christchurch in the late 19th and early 20th centuries and as a reflection of the significance of generational family ownership having remained in the one family since it was built.

Colwell has architectural and aesthetic significance as a very original example of a large turn-of-the-century Christchurch bay villa. 46 Memorial Avenue has technological and craftsmanship significance as a large timber house, with considerable carpentry skill in evidence on both the exterior and in the interior, which also retains a high degree of originality. The dwelling and setting has contextual significance as an example of the early development of Fendalton and is central to maintaining the contextual distinctiveness of the area. The setting consists of the immediate land parcel with the dwelling centrally located on a large half acre section off the busy arterial of Memorial Avenue, surrounded by a large and mature traditional garden, Colwell 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 pre-1900.

REFERENCES:

Christchurch City Council, *Heritage File, 46 Memorial Avenue*

Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Colwell – 46 Memorial Avenue - 2013*

REPORT DATED: 11 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.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.