



**DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 427
*DWELLING AND SETTING, AMWELL – 166 PAPANUI ROAD,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014

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.

Amwell at 166 Papanui Road has historical and social significance as an early colonial building dating from the early 1870s. The house was built for Francis James Garrick (1833-90), a solicitor from New South Wales. Garrick married Elizabeth Peacock in Australia, the couple arriving in Canterbury in 1864. The Peacock family developed a long standing relationship with St Albans with Elizabeth's two sisters and brother, John Thomas Peacock, all building large houses in the area. Garrick began construction of Amwell before selling it a year later, in 1873, to William Newton Milton. Garrick went on to build the grander Orwell, also on Papanui Road.

In 1899 the Milton family sold Amwell to Sarah Jane Shand, wife of James Shand of Wood, Shand and Co. Sarah remained at the property until her death in 1918. In 1920 the property was purchased by Washington Irving Carney, an American who had built Long Cottage just three years earlier. The house changed hands several times during the 20th century.

Margaret Munro, the first qualified female architect in Canterbury, grew up and was married from Amwell. Munro's mother, Sybil Gwendoline Hamilton owned the property from 1929 until 1945. Munro worked in Cecil Wood's office and designed a home for her parents at 164 Papanui Road on a section subdivided from Amwell. In 2004 the house underwent a major restoration and renovation programme, supervised by Sheppard and Rout architects, which ensured the future of the building.

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.

Amwell has cultural significance as an early example of a suburban professional's residence built within easy commuting distance of Christchurch. The range of rooms in the dwelling (such as formal dining and drawing rooms) together with the spacious grounds reflects the way of life of its residents.

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.

Amwell has architectural and aesthetic significance as an early 1870s weatherboard dwelling built in a colonial vernacular style. Samuel Farr is believed to be the architect of the house. Samuel Farr arrived in Canterbury in 1850 and worked as a builder in Akaroa before establishing himself as an architect in Christchurch. He designed several prestigious 'gentlemen's residences' in Christchurch during the 1860s and 1870s including Te Wepu at 122 Papanui Road. He also designed ecclesiastical and educational buildings including the Normal School, Christchurch (1873-76, demolished).

Amwell is a two-storeyed weatherboard house with gable roof. The house is restrained in its detailing with a concave verandah with fretted supports. A double bay window projects from a cross gable at the southern end of the building. During the 1920s alterations and additions were made to the building by leading Canterbury architect Cecil Wood. Wood was the cousin of Washington Irving Carney's wife, Muriel Allan. Wood's alterations, which included changes to the entrance, sun porches and internal alterations, were in the Georgian Revival style preferred by Carney, as evidenced by his choice of style for Long Cottage. The house underwent further alterations and restoration in 2004, supervised by Sheppard and Rout architects. The 2004 work has ensured the house continues to fulfil modern domestic requirements. Amwell shifted off its foundations as a result of the 2010-2011 earthquakes. Repairs have yet to be carried out.

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.

Amwell has technological and craftsmanship significance due to its early colonial timber construction and detailing. Additions during the 1920s, designed by Cecil Wood, contribute to the craftsmanship significance of the dwelling.

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.

Amwell has contextual significance as an early colonial dwelling on one of the city's major arterial. Today the house sits on a rear section, the Papanui Road frontage having been lost to subdivision. The rear of the original section has also been subdivided. The house is part of a broader precinct of houses built by members of the Peacock family including Te Wepu, Chippenham Lodge and Fitzroy. Papanui Road was a desirable residential address during the late 19th and early 20th century.

The setting consists of a mature garden setting which remains large by contemporary standards despite subdivision during the 20th century. The garden is surrounded by mature trees except on the southeast boundary. A swimming pool has been built at the rear of the house.

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.

Amwell is of archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

ASSESSMENT STATEMENT

Amwell and its setting has overall heritage significance to Christchurch, including Banks Peninsula. Amwell is of historical significance as an early 1870s colonial dwelling built by FJ Garrick which is also associated with Canterbury's first female architectural graduate, Margaret Munro. It has cultural significance because its character reflects the way of life of its early residents. Amwell has architectural and aesthetic significance for its association with the architects Samuel Farr and Cecil Wood. It also has technological and craftsmanship significance due to its early colonial timber construction and detailing. Amwell has contextual significance because it is one of the several colonial timber houses built in and around Papanui associated with the Peacock family, which include Te Wepu, Orwell and Chippenham Lodge. More broadly it contributes to the large-scale residential development that defined the character of Papanui Road until the middle of the 20th century. Amwell has archaeological significance as a dwelling that predates 1900, which, together with its setting, has the potential to provide evidence of pre-1900 human activity on the site.

REFERENCES:

CCC Heritage file. *Amwell – 166 Papanui Road*

D Welch 'An Enclave of Wealth and Power' *Historic Places* (1997)

Margaret Munro Architectural Drawings and Records. digital-library.canterbury.ac.nz

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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.

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