

Appendix 1, Attachment 12 – 106 Papanui Road Heritage Assessment

Council Submission on PC14

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 422
FORMER DWELLING AND SETTING – 106 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.

The former dwelling at 106 Papanui Road has historical and social significance as the home built for one of New Zealand's leading painters, Louise Henderson, and her husband Hubert Henderson. Louise Sauze (1902-94) was born in Paris and trained as a designer before she met Hubert Henderson, a New Zealand graduate from Cambridge University. Hubert Henderson returned to New Zealand and in 1923 became assistant master of Christchurch Boys' High School. In 1925 Louise came to New Zealand as Hubert's wife and forged a career for herself as an artist. Louise taught design and embroidery at the Canterbury College School of Art as well as studying there herself. In 1931 she was awarded an honorary diploma in fine arts from the University of New Zealand. By this time she was exhibiting and working with other Canterbury artists including members of The Group. In 1933 Hubert and Louise built a house for themselves on Papanui Road, commissioning architect Heathcote Helmore for the design. The Hendersons remained in the house for six years, selling it in 1939. They then moved to Wellington and later Auckland with Louise

continuing to practice as an artist as well as an art teacher. In 1993, the year before her death, Henderson was made a DBE.

The former dwelling at 106 Papanui Road changed hands several times during the 20th century. Eileen Nutt owned the property from 1939-57, Margaret and Liliias Webster and Florence Hassell owned the property from 1964-78 and Hazel Von Sierakowki owned the property from 1978-97. In 1997 the property was purchased by Siegfried and Moira Lindlbauer who owned the neighbouring property, then known as the Charlotte Jane. The Lindbauers extensively renovated the dwelling and integrated it into their boutique accommodation business, enabling its subsequent use as a restaurant.

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 dwelling at 106 Papanui Road has cultural significance because of its association with one of New Zealand's leading modernist painters, Louise Henderson, whose career spanned the mid-late 20th century. While living in Papanui Road Henderson was part of the Canterbury regionalist movement, exhibiting with other members of The Group and going on sketching trips with other Christchurch artists such as Rita Angus. At the same time she taught embroidery and design at the Canterbury College School of Art.

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 dwelling at 106 Papanui Road has architectural and aesthetic significance as a Colonial Georgian Revival style house designed by well-known Christchurch architect Heathcote Helmore. It is a two-storey weatherboard building inspired by American Colonial Georgian Revival models. The elongated arched sash windows with curved headed shutters is an American device, also found in Cecil Wood's Bishopspark, built five year earlier. Helmore served his articles with Wood before travelling to England with Guy Cotterill and seeing examples of American Colonial architecture en route. In England Helmore worked for Sir Edwin Lutyens, the well-known Arts and Crafts architect, who at the time was designing Neo-Georgian buildings.

When Helmore and Cotterill returned to Christchurch they began to design houses that were Georgian Revival in style. The dwelling at 106 Papanui Road has a hipped roof with the fenestration providing the main detailing in the design. The windows are a mix of sash and casement windows with square and round-headed frames, and shutters on the ground and first floor round headed sashes. The multi-paned windows enliven the façade. In 1997 the interior walls were relined, the roof was replaced, two new guest bedroom suites were created upstairs, and a conservatory was added to the rear of the dwelling, although the exterior behind the conservatory remains intact. The space between the conservatory and a garage at the rear of the property was in turn filled in 2005 by the erection of a pergola to shelter outdoor diners and a wine cellar.

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 dwelling at 106 Papanui Road has technological and craftsmanship significance due to its exterior timber construction dating from the 1930s.

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 dwelling and setting at 106 Papanui Road has contextual significance, being used in common with the neighbouring dwelling Roseneath, which was originally Rangi Ruru. The original Henderson property has been subdivided with a house built at the rear of the section. The house is also part of a broader precinct of listed late 19th and early 20th century buildings that contribute to the historic residential character of Papanui Road. Several of these are in the Georgian Revival manner as that style gained in popularity during the 1920s and 1930s. The dwellings at 102 and 100A Papanui Road, the two properties with street frontages immediately to the south of 106 Papanui Road, both fit into this category, the former being built in the 1930s and the latter in the 1940s, while other listed Colonial Georgian Revival buildings in Papanui are Long Cottage and Orana.

The setting of the property partially reflects the original property boundary. In addition to the former dwelling, the setting now largely consists of car parking and a vehicle accessway, with a paved area between the building and the neighbouring building at 110 Papanui Road which sits on the same title.

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.

The former dwelling and setting at 106 Papanui Road have 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, possibly including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The former dwelling and setting at 106 Papanui Road and its setting has overall significance to the Christchurch District, including Banks Peninsula. The former dwelling has historical and social significance as the former residence of the renowned artist Louise Henderson, a Canterbury artist who gained a national reputation. It has cultural significance as a demonstration of the way of life of a notable Canterbury painter and art educator during the 1930s. The former dwelling has architectural and aesthetic significance as a 1933 Colonial

Georgian Revival style house designed by well-known Christchurch architect Heathcote Helmore. It has technological and craftsmanship significance for the quality of its timber construction and detailing. The former dwelling and its setting have contextual significance as part of a broader group of Colonial Georgian Revival houses in Papanui Road and through its integration with the neighbouring dwelling at 110 Papanui Road as a boutique guest accommodation/restaurant business. The dwelling and setting at 106 Papanui also have archaeological significance for their potential to provide evidence of human activity prior to 1900.

REFERENCES:

Christchurch City Council Heritage files – *Former dwelling and setting, 106 Papanui Road*

<http://www.teara.govt.nz/en/biographies/5h16/henderson-louise-etienne-sidonie>

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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.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.