

Appendix 1, Attachment 6 – Spreydon Lodge

Council Submission on PC14

CCC Submission on PC 13 Heritage Items and Settings

Aerial Map Reference: 862
 Heritage Item Number: 1461
 HeritageSetting Number:



Heritage Item and Setting boundaries are a visual reference only as they have been captured against specific sets of aerial photography.

The outer boundary of the setting is deemed to follow:

- a) the specific measurement(s) or description of the setting boundary where they are included on the aerial map; or if not specified, then;
- b) the cadastral boundary at the nearest point to the setting boundary shown on the aerial maps

The boundaries should only be referred to in relation to these specific photos, not survey information or building plans. There may be a visual distortion due to the angle of the aerial photography.

District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

	Proposed Heritage Item		Existing Heritage Item
	Proposed Heritage Setting		Existing Heritage Setting
	Heritage Item PC13 Submission		Heritage Setting PC 13 Submission

Scale 1 : 837
 Aerial photography captured in: 2018
 Published On: 17/04/2023

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER
*FORMER SPREYDON LODGE AND SETTING -
2 MONSARAZ BOULEVARD, CHRISTCHURCH***



PHOTOGRAPH: G. Wright 24/01/2013

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.

Former Spreydon Lodge and setting have historical and social significance as one of the oldest houses remaining in south-western Christchurch, as the namesake of the suburb Spreydon, and for their long-term connection with horse racing. The house and setting are also significant for their connection with several important individuals and families; particularly Augustus Moore, William Sefton Moorhouse, and Samuel Garforth, whose descendants owned the property for nearly a century. The composite nature of the house expresses the changing wealth, taste, status and family size of its occupants over time.

On route to the Peninsula, the rich farmland and timbered valleys of the Halswell district proved attractive to settlers, and its population grew steadily from the late 1850s. The swampy area along the Lincoln Road between Addington and Halswell was sparsely populated, and did not begin to grow until the turn of the 20th century. This was, at least in part, because of the quantity of land held by absentee landlords or institutional owners such as the churches. Despite this lack of development, a school (known initially as the Upper

Heathcote) was established as early as 1865. The area subsequently became known for its dairy farms that supplied the city.¹

The first European owner of the land on which the former Spreydon Lodge and setting stand was Augustus Moore (1830-1901). Moore was born in Exeter and was a former medical student who arrived in Canterbury in 1852. The following year he purchased rural sections 764 (eight hectares) and RS 310 (20 hectares) on Lincoln Road. In 1856 Moore acquired rural section 315, the section on which the house now known as Spreydon Lodge is situated. These sections formed the core of a property he named Spreydon Farm. Moore enlarged his property during the following decade until it constituted more than 120 hectares (300 acres). Based on physical evidence, it is likely that Moore constructed the first phase of the house, and lived there. However available documentary evidence does not confirm this². The style of the house and archaeological artefacts recorded during the relocation of the house are of a date range consistent with the construction of the first stage of the house in c.1856 during Moore's ownership.³

In addition to his farming activities, Moore opened the Spreydon Arms Hotel on Lincoln (now Halswell) Road on 1 July 1863. Moore's original intention was to form a village in the vicinity of his hostelry, however an auction of quarter acre sections held at the hotel opening in 1863 was not successful. The following year Moore also purchased the small Phoenix Brewery in Kilmore Street. The brewery was badly damaged by fire in February 1865. Moore sold the Spreydon Farm property in 1864, and later in 1870 was declared bankrupt.⁴

Barrister (later to become Provincial Superintendent) William Sefton Moorhouse purchased the property from Moore for £6,750. One of the more colourful characters in Canterbury's history, WS Moorhouse (1825-81) was born in Yorkshire and came to Canterbury in 1851. Active in both national and provincial politics from 1853, he is remembered particularly for the two terms he served as Provincial Superintendent (1857-1863 and 1866-68). The key achievement during his first term was the construction of the Lyttelton rail tunnel (opened 1868).

A number of employees appear to have been hired to help Moorhouse with the running of the Spreydon estate, including C. Smith, who ran the Spreydon Arms Hotel, and John Blake, who managed his farming enterprises. The farm converted from dairy to grain in 1869, with cattle, "milch cows" and pigs advertised for sale in March 1869⁵. In February 1870 the house was first recorded as being called "Spreydon Lodge."⁶ Financial difficulties resulted in Moorhouse advertising the Spreydon Farm estate and livestock for sale in July – December 1870.⁷ The property was described as containing a "newly-built Family Residence, large granary, stables, stockyards, fowl houses, dairy, washhouse, piggeries" as well as the Spreydon Arms Hotel.⁸

Moorhouse had resigned the superintendency in 1863 and again a second time because of financial difficulty in 1868. In 1870 he filed for bankruptcy, and although later that year he obtained the position of Registrar of Crown Lands and the regular income it entailed, he defaulted on the two mortgages he had on the farm in 1871. Mortgagor William Hargreaves subsequently sold Spreydon Lodge to William Pyne (1840-94) who was owner and/or proprietor of the Spreydon Arms by 1871.⁹ Pyne called for tenders for the sinking of a new well on the property in July 1871.¹⁰ In February 1874 he announced the sale of 5000 cross-

¹ J. Morrison *The Evolution of a City* Christchurch: Christchurch City Council. pp. 18, 32; S. Penney *Beyond the City: The Land and its People - Riccarton, Waimairi, Fendalton* Christchurch: Penney Ash Publications, 1977. pp. 38, 127

² Newspaper reports indicate he may have been living at Spreydon Arms in early 1864 and the clearing sale notice of October 1864 makes no mention of a house. (*Lyttelton Times*, 4/2/1864; 13/2/1864, p.9).

³ Underground Overground Archaeology, Spreydon Lodge, 183 Halswell Road, Christchurch Report on archaeological monitoring for M36/589, July 2019

⁴ ARCH 303 (Loach Colln) #300; *MacDonald Dictionary of Canterbury Biography* M538: Augustus Moore.

⁵ Underground Overground Archaeology, Spreydon Lodge, 183 Halswell Road, Christchurch Report on archaeological monitoring for M36/589, July 2019

⁶ Press 14/3/1870, p. 1

⁷ Lyttelton Times 8/7/1870 p.1; Press 2/7/1870 p. 3

⁸ Press 1/12/1870, p. 3

⁹ *MacDonald* P622: William Pyne. Some (ie Loach, G. Penney) have claimed that Moorhouse also bought the Spreydon Arms in 1865. The hotel closed in 1872.

¹⁰ Press 5/7/1871 p. 1, 6/7/1871 p. 4

bred and merino sheep as a result of a conversion of the farm to cattle¹¹ and went on to lease the property out in early 1874, selling his farming implements and stock, and ultimately selling the property in December 1877.¹² Pyne subsequently moved to the Waikari district, where he became bankrupt in 1883.

Local sheep farmer Samuel Garforth (1839-1901) purchased the property from Pyne. Garforth was born near Halifax, Yorkshire, emigrated to Wellington in 1859, then shortly after travelled to Otago where he engaged in the stock trade and opened some butcher's shops. After six years in Otago Garforth moved to Westland, where he remained for a further five years. In 1870 Garforth married Edith Hannon (*Lyttelton Times*, 21 June 1901) and began a more settled life on a first property in Spreydon. He subsequently became well-known as a stud breeder and cattle dealer and was a director of the Canterbury Frozen Meat Company, committee member and president of the Agricultural and Pastoral Association, and a member and chairman of the Halswell Roads Board (1891-94 and 1896-1901). Garforth was also a steward of the Canterbury Jockey Club.

Samuel's wife Edith Amelia Garforth died in 1893, and Samuel followed in 1901. A year later, Spreydon Lodge was transmitted to their daughter Amy and two other trustees of the new Garforth Trust. Although the trustees were to change regularly, the trust ran the property for the next seventy years; Amy died in 1941. Initially the farm was leased in two parts to local farmers Thomas Candy and Samuel Sparks, who both ran dairy herds. Candy, who lived in the house, gave up his lease in 1904, and his part was taken over by the Christchurch Meat Co.¹³ In 1909 the whole property was leased to William and Anna Pascoe, who farmed it in partnership with first William Woods, and then William's son David. David Wood married William Pascoe's daughter Olive in 1911. One of the first vacuum milking machines in the country was installed at Spreydon Lodge during the Pascoe/Woods tenure.¹⁴

Thomas Overton, husband of Samuel Garforth's daughter Grace, became a trustee of the estate in 1917. Then a farmer at Lakeside, he took over the running of Spreydon Lodge from Pascoe and Woods in about 1921. The Overton family were to farm the property for town milk supply until 1974, with Grace and Thomas's son James eventually taking over from his father. The family appears to have taken over full stewardship of the property in 1948, when Spreydon Lodge passed from the last trustees of the Garforth Trust to Spreydon Lodge Ltd.

After nearly 100 years, the property passed out of the ownership of the descendants of Samuel Garforth in 1974, when it was sold to John and Bernard (Jack and Barney) Ryan. Although recorded as farmers in the transaction, the Ryan brothers were also contractors, and apparently carried out a good deal of demolition in Christchurch in the 1960s and 1970s. A year after Bernard's death in 1986, the property was sold to Wayne Francis.

Like Samuel Garforth, Wayne Francis was a racing man. In the 1970s he was a co-founder of the Nevele-R Stud, which has become one of New Zealand's most influential standardbred breeding farms. Francis purchased Spreydon Lodge to accommodate his commercial harness racing operation, Franco Breeding and Racing Stables. He added 78 hectares to the (by then) 73 hectare property, and in 1996-97 had a large stables constructed behind the house. Sixty brood mares and about fifty yearlings were trained every year. After Wayne Francis's death in 1999, the Franco Stables became an adjunct to the Nevele-R operation. Through the 2000s, the Spreydon Lodge house was employed for the accommodation of stablehands and drivers.¹⁵ The building was damaged in the Canterbury Earthquakes of 2010 and 2011 and was consequently unoccupied for some years. Danne Mora Holdings gained planning approval for a residential subdivision on the site in 2016. The house was moved a short distance to the south-west and reoriented as part of this development. The rear lean-to sections were demolished at this time, and the curved veranda was reinstated, along with new posts. The roof was reclad in coloursteel and the house now rests on a new ring foundation. In December 2016 consent was granted to convert the building into a

¹¹ *Press* 16/2/1874, p. 3

¹² *Press* 28/5/1874 p.4; *Lyttelton Times* 29/6/1874 p.4; *Press* 20/6/1874 p. 3.

¹³ *NZ Cyclopaedia* pp 666-667

¹⁴ G. Penney *A Short History of Halswell* 2006.

¹⁵ Heritage Site Register: Riccarton and Wigram Wards *Spreydon Lodge*

development, sales and display office for the Halswell Commons housing development. The office use was to be confined to the ground floor with the first floor utilized for storage only.

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.

Former Spreydon Lodge and setting have cultural significance for its long association with the culture of horse racing – both harness and thoroughbred. Horse racing is traditionally a leading recreational activity in New Zealand and has supported a significant industry since European settlement. Spreydon Lodge's first known connection with racing began with Samuel Garforth in the 1870s. Garforth was a steward of the Canterbury Jockey Club. It is not clear if later generations of his family or their tenants shared a passion for horses, but Spreydon Lodge again became a familiar name in racing circles when Wayne Francis took up the property in 1986.

The house also reflects the way of life of its occupants over time, and changes in the wider development of the city. Its retention as part of a new subdivision reflects owner/developer esteem for its value to the community.

The house is located in the vicinity of a Ngāi Tahu ara tawhito - traditional travel route. (<https://www.kahurumanu.co.nz/atlas>, viewed 8/12/2022)

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.

Former Spreydon Lodge and setting are of architectural and aesthetic significance for the early construction of the house and additions over time, which reflects materials and designs characteristic of those construction periods.

The house was built in at least two stages: the first probably in c1856 when Augustus Moore purchased the property; and the second in c.1878 after Samuel Garforth purchased the property.

The earliest remaining part of the house is a plain 'L' shape of one and a half storeys with casement windows. As the western and southern parts of the 'L' had different foundation types, do not meet squarely in the SW corner and are of a slightly differing scale this suggests that were built at different times. If this is so however, they are likely to have been built within a short period of each other as together they exhibit the common character of a typical larger dwelling of the 1850s or 1860s. It is likely that part of the original house was demolished when the c.1878 section was added. A full two storeys in height, this Italianate wing sits in the angle of the 'L'. With its sash windows and box bays on the ground floor, it is a typical grander house of the late 1870s or early 1880s. In the earthquakes, the veranda collapsed and the three chimneys either collapsed or were taken down to below roof level. The original western/rear section was significantly damaged by chimney collapse. The rear lean-to sections were demolished when the house was relocated and the house now rests on new foundations; the veranda has been rebuilt.

The interior of the house includes original features such as joinery, plasterwork and fireplaces from both construction phases, thus evidencing the history of use and occupancy of the house. The staircase is notable – particularly for the manner in which it adapts to the differing floor levels. A marble fire surround remains on the ground floor. The staircase and marble fire surround are an important part of the surviving interior fabric of the dwelling.

The composite nature of the house, with its two architecturally disparate wings, is not an uncommon feature of colonial domestic architecture. As wealth and family size increased, so

successful citizens would add to their homes. This was frequently done in the latest architectural style, which did not always accord with the scale or design of the original dwelling. Another, well-known composite home in Christchurch is Riccarton House. The former Washbourne House/Brockworth (now demolished) was also a good example. The composite nature of Spreydon Lodge has given the house an irregular floor plan; this is particularly noticeable upstairs, where there is also a significant change in floor level between the different phases of the building.

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.

Former Spreydon Lodge and setting are of technological and craftsmanship significance for the use of materials and degree of craftsmanship skill evident in the construction and detailing of the house.

When the new section of Spreydon Lodge was built in c.1878, the earlier parts of the house were not fully demolished, or even much modified, but simply grafted to the new building. In the period since, remarkably little modification has been undertaken. Consequently the dwelling retains original fabric from both major periods of its construction. It therefore clearly demonstrates not only the changes in taste between the 1850s and 1870s, but also the greater availability of materials, skilled labour and (probably) money in the later period.

The construction and exterior fabric reflects building materials, methods and standards of craftsmanship typical of the periods in which they were constructed. The earlier parts of the interior contain typical colonial period joinery such as braced and ledged doors, and casement windows. The dining room, with timber wainscoting and fire surround and an interesting cast-iron register, is the most significant surviving space from the early period. The later part of the house features joinery typical of the late nineteenth century, including panelled doors, sash windows and a fine kauri staircase. The drawing room is the most significant surviving space from the later period, with its timber wainscoting and extensive plasterwork (cornice, ceiling rose, wall vents).

The original foundations were of three types - concrete slabs, ring foundations (including basalt stone), and basalt stone block piles. These were removed and a new foundation constructed for the relocated house in 2016.

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 Spreydon Lodge and setting are of contextual significance as a prominent landmark within a large open space, with high visibility from Halswell Road. The heritage setting consists of an open grassed area with trees to the north, east and west of the house and a smaller area to the south (now the rear) of the house with a landscaped garden.

Although suburban development has encroached to the boundary of the original extent of the farm, the large open space reflects Spreydon Lodge's original rural context. The 2016 redevelopment retained a number of large Oak trees on the site, in a setting of a large area of open grassed space. New trees were planted on the north side of the open space. The house is served by a new carpark. New landscaping was introduced near the house in 2016. New dwellings and the former Stables building are located to the north east of the setting.

Spreydon Lodge is one of a small number of remaining dwellings in the city from the mid-1860s. As Halswell was primarily rural until the mid-twentieth century, there are few pre-WWII dwellings in the area, and fewer still of the age and scale of Spreydon Lodge.

A smaller subset of these are of a similar scale, material and design as Spreydon Lodge, and very few known such examples are located to the south west of the city. This group includes two houses (*Airdmhor* & *Kinnaird*) built for Peter Duncan of engineering firm P. & D. Duncan, and another (*Trequair*) built for Robert Pitcaithly, proprietor of the Halswell Quarry. The latter house is now part of the Carmelite Monastery of Christ the King. Beyond Spreydon Lodge, the early farmhouses of *Te Repo* and *Oaklands* remain, but are both highly modified. In addition, *Oaklands* retains none of its original rural context.

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 Spreydon Lodge and setting are of archaeological significance for their potential to provide evidence dating in part from the earliest period of European settlement in Christchurch. Artefacts uncovered during the archaeological investigation when the house was moved featured a number of alcohol and other bottles and bricks. Most of the material was considered to be associated with the occupation of the site during the Pyne and Garforth periods of ownership. Although relocation and earthworks associated with the site redevelopment may have destroyed archaeological evidence, there is potential for parts of the setting and the earlier parts of the house in particular to reveal information about colonial life. The house is located in the vicinity of a Ngāi Tahu ara tawhito - traditional travel route (<https://www.kahurumanu.co.nz/atlas>, viewed 8/12/2022).

SUMMARY ASSESSMENT

The former Spreydon Lodge and setting, including the interior staircase and marble fire surround on the ground floor, are of overall significance to the Christchurch district including Banks Peninsula.

Former Spreydon Lodge and setting has historical and social significance as one of the oldest houses remaining in south-western Christchurch; as the namesake of the suburb Spreydon; and for a long-term connection with horse racing. The house is also significant for its connection with several important individuals and families. Former Spreydon Lodge and setting has cultural significance for its long association with the culture of horse racing – both harness and thoroughbred. The house also reflects the way of life of its occupants over time, and changes in the wider development of the city. Spreydon Lodge and setting is of architectural and aesthetic significance for its 19th century construction and additions over time, which reflect materials and design characteristics of those periods. Former Spreydon Lodge and setting are of technological and craftsmanship significance for its use of materials and degree of craftsmanship skill evident in its construction and detailing. The former Spreydon Lodge and setting are of contextual significance as a prominent landmark within a large open space, with high visibility from Halswell Road. The former Spreydon Lodge and setting are of archaeological significance for their potential to provide evidence related to a Ngāi Tahu ara tawhito - traditional travel route and the early period of European settlement in Christchurch.

REFERENCES:

CCC Parcel Detail Report

LINZ deeds and titles

Lyttelton Times, 21 June 1901, p.3; 19 February 1870, p.3

Morrison, J. *The Evolution of a City* Christchurch: Christchurch City Council, 1948.

Penney, G. *A Short History of Halswell* 2006.

Penney, S. *Beyond the City: the Land and its People – Riccarton, Waimairi, Fendalton* Christchurch: Penney Ash Publications, 1977.

CCC Property Files [Sockburn Service Centre]

MacDonald Dictionary of Canterbury Biography Samuel Garforth, Augustus Moore, William Moorhouse, William Pyne

NZ Cyclopedia Vol. III: Canterbury Christchurch: The Cyclopedia Company, 1903.

Heritage Site Register: Riccarton and Wigram Wards *Spreydon Lodge*

Press vol.1, Issue 8425, & March 1893, p.1 Death Notices; 11/9/1976 'Along the Road to Halswell'

The Dictionary of New Zealand Biography: Vol. II 1870-1900 'William Sefton Moorhouse' Wellington: Bridget Williams Books/Dept. of Internal Affairs, 1993.

ARCH303 (Loach Collection) #300 (history of Spreydon Farm) [CHCH Libraries Central]

Kā Huru Manu, <https://www.kahurumanu.co.nz/atlas>, viewed 8/12/2022

Underground Overground Archaeology, Spreydon Lodge, 183 Halswell Road, Christchurch Report on archaeological monitoring for M36/589, July 2019

REPORT DATED: 7 FEBRUARY 2023

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.