

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH119
HERITAGE ITEM NAME 'Northwood', former AT Chapman homestead
ADDRESS 414 Woodfields Road, Swannanoa
PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. n / a **HNZ LIST NO. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 26137

VALUATION NUMBER 2170000112

DATE OF CONSTRUCTION 1885

**ARCHITECT/DESIGNER/
BUILDER** Armson, Collins & Harman, architects

STYLE Italianate villa

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and hipped and gabled roof forms. Principal, north-west facing elevation is symmetrical with a veranda and first floor balcony carried on paired posts with decorative brackets and turned spindle balustrading on balcony. Veranda returns narrowly on both side elevations. Lean-to and gabled service wing at rear (south-east elevation). Boxed bay window on west side of main entrance door, which is set with side- and fanlights. Faceted bay window at north-east corner on ground floor. Single, paired and triplet double-hung sash windows, bracketed eaves and corbelled chimneys.

MATERIALS/STRUCTURE

Timber framing and weatherboards, brick and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Replacement of ground floor windows on north-east elevation with doors opening on to patio (date unknown).

SETTING

'Northwood' stands on the north side of Woodfields Road, east of its intersection with Browns Road. The house is set back from the road and is screened from view; its presence indicated by entrance gates, hedging and a tree-lined drive. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the property.

HISTORY

Arthur Trueman Chapman, who built 'Northwood' in 1885, was the youngest son of Robert and Sarah Chapman of 'Springbank'. Robert Chapman (1818-82) took up the Springbank run in 1851, first as manager and then as runholder. After his death the station was divided amongst the couple's five sons, four of whom developed new estates and the fifth taking over the homestead block. Arthur Chapman (1861-1950) continued to farm sheep on his 1,416 hectare property. He married Mary Fanny Joynt (c.1862-1945) in 1885 and the couple had one child. The Chapmans held the property until 1922, at which time the estate comprised 933 hectares and was offered for sale in seven lots. Lot 3, the homestead block, had been occupied by Sydney Gardiner since at least 1914 and other lots had been leased by the Chapmans since 1895, if not earlier. H Larsen of Cust secured the homestead lot for £35 at the sale held in January 1922. 'Northwood' remained in the Larsen family for decades and, having passed through other hands more recently, it remains in private residential use. The property was subdivided to its current extent in 1968.

HISTORIC AND SOCIAL SIGNIFICANCE

'Northwood' has historic significance for its association with Arthur and Mary Chapman as second generation Canterbury sheep farmers and, more generally, the farming history of North Canterbury.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Northwood' has cultural value as it demonstrates the way of life of its early owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Northwood' has architectural significance as the work of leading Christchurch architects, JJ Collins (1855-1933) and RSD Harman (1859-1927). Collins and Harman, who were the successors to the practice established by William Armson in 1870, designed a number of houses for members of Canterbury's rural elite in the late 19th and early 20th centuries. The 1903 *Cyclopedia of New Zealand* noted of the practice's houses that '[t]hese are amongst the finest family residences in New Zealand, and in point of design and architecture they are unsurpassed in the colony.' Although tenders were called for 'Northwood' in May 1885 under the name of 'Armson, Collins and Harman' WB Armson had died in 1883 and so the design of the Chapman homestead can be credited solely to Collins and Harman. The house retains a high level of external authenticity, which can be judged from comparing the architectural drawings held in the University of Canterbury's Macmillan Brown collection with the appearance of the house today.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Northwood' has technological and craftsmanship significance for the evidence it provides of late-Victorian construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Northwood' has contextual value for the contribution it makes to the historic character of its rural property. It is associated with two other notable Chapman family houses in the district, 'Springbank' and 'Oakleigh' in Rangiora, and the principal elevation of the house is similar to that of 'Coldstream' at Ashley (H054).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance.

SUMMARY OF HERITAGE SIGNIFICANCE

'Northwood', the former AT Chapman homestead, has overall heritage significance to Swannanoa and the Waimakariri district as a whole. The homestead has historic significance for its association with Arthur and Mary Chapman and cultural value as a demonstration of the way of life of its early owners and occupants. 'Northwood' has architectural significance as a highly authentic example of the work of leading Christchurch architectural firm Collins and Harman and technological and craftsmanship significance for the quality of its late Victorian construction and decorative detailing. 'Northwood' has contextual value as a local historic feature within its mature garden setting; its site has potential archaeological significance given the development of the property since the 1880s.

HERITAGE CATEGORY

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REFERENCES

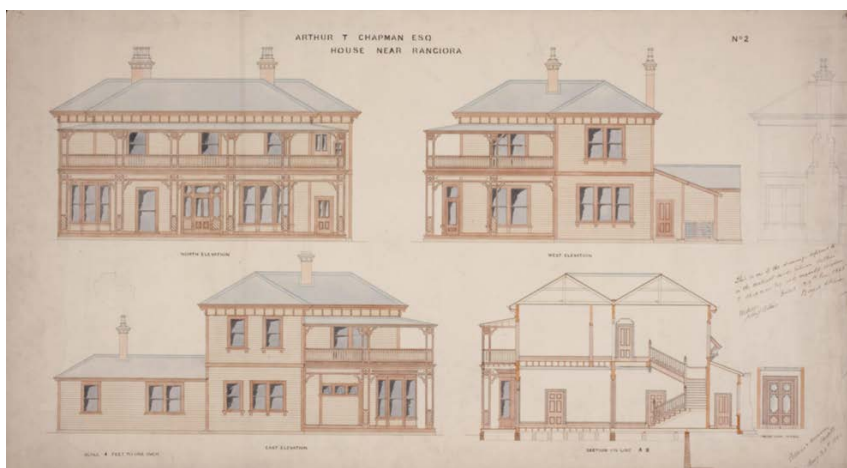
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- Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
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REPORT COMPLETED

1 August 2019

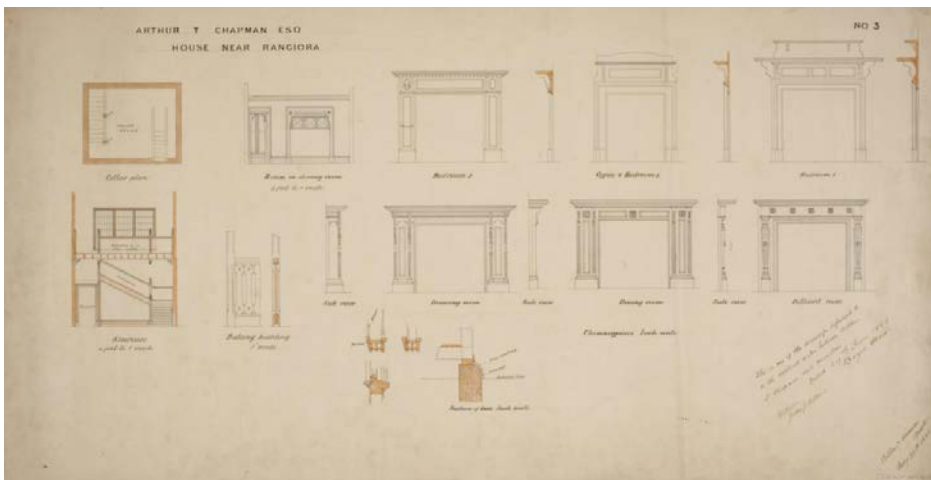
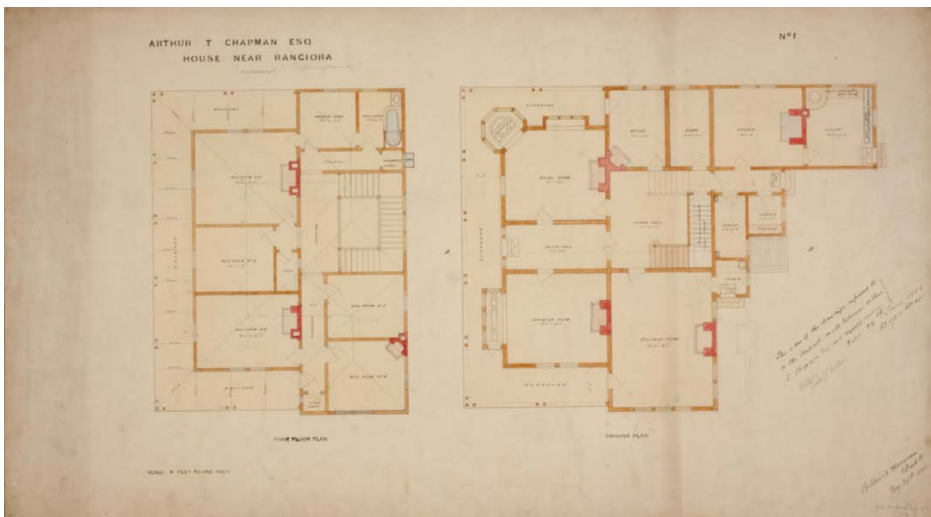
AUTHOR

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Extent of scheduling, limited to the immediate garden setting, 'Northwood', 414 Woodfields Road, Swannanoa.



Architectural drawings reproduced in Dunham thesis (see above).