

**WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM**

2021 District Plan Item No. HH046

HERITAGE ITEM NAME 'Elmwood', former Pashby farmhouse (ka 'The Cream House')

ADDRESS 183 Main North Road, Kaiapoi

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H034 **HNZ LIST NO. & CATEGORY** 3741 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 70266

SDC FILE NUMBER 2173006000

DATE OF CONSTRUCTION 1860s/early-1870s?

**ARCHITECT/DESIGNER/
BUILDER** Thomas Pashby, owner/builder?

STYLE Domestic Gothic Revival

PHYSICAL DESCRIPTION

Two-storey dwelling with an L-shaped footprint and gabled roof forms. Principal, east-facing elevation has a cross-gabled bay with faceted bay windows at both levels and gabled dormers with cusped lancet-arched bargeboards. Gabled dormers on west elevation also. Cross-gabled bay terminates a concave veranda carried on plain posts. Main entry sheltered by veranda has side- and fanlights. Boxed bay window on south elevation. Lean-to at south-west corner. Single-storey addition to north has steeply pitched gabled roof and bay window at end.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Cross-gabled south wing addition (1870s/1880s?) Veranda posts replaced and ornamentation removed; kitchen and service areas altered (pre-1968). Kitchen extension to northern elevation (2000-1). Earthquake damage repaired (c.2015).

SETTING

The farmhouse is located on the west side of Main North Road, immediately to the south of the historic southern entry to Kaiapoi. The property is bounded to the north by the Kaikainui Stream. The house can be glimpsed from the roadway and is associated with a number of outbuildings. The extent of scheduling is the immediate garden setting of the dwelling, rather

than the land parcel as a whole, and notwithstanding the potential archaeological values that may be present across the whole site.

HISTORY

Thomas Pashby (1828-1914) emigrated from Yorkshire, England in 1853 and was a carpenter in Ilam before becoming a sawyer in Kaiapoi district in c.1857. Pashby was in partnership with his brother-in-law George Edwards from c.1862-74, first leasing (1862) and then purchasing (1868) the Kaiapoi Island farm that he named 'Elmwood'. (Edwards farmed 'Okair' near Kaiapoi.) Pashby was a successful mixed farmer, winning acclaim for his crops and being recognised as a horse and sheep breeder. He co-founded the Northern Agricultural and Pastoral Association (1866) and served on the Eyreton Road Board, Kaiapoi School Committee, Waimakariri Harbour Board and the Water Supply Board. Pashby had married in England before he emigrated to New Zealand and he and his wife Caroline (nee Edwards, 1833-1925) had ten children. The Pashbys retired to a rural property in Woolston, Christchurch in the late 1890s and the farm has passed through a number of hands since that time. The property was subdivided to its current extent in 1995 and the house remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Elmwood' has historical significance for its association with Thomas Pashby and his family and, more generally, the farming history of North Canterbury. The house represents the colonial success and civic engagement of an English immigrant through the second half of the 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Elmwood' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Elmwood' has architectural significance as a Domestic Gothic Revival style building that represents the popularity of the style, particularly for rural farmhouses, in the 1860s and 1870s. The house appears to have been built in two stages, with the earlier central section (veranda and gabled dormers) being extended by the cross-gabled bay at a later date. As a former carpenter and sawyer it seems likely Thomas Pashby had a hand in the house's design and construction. The single-storey extension to the north elevation has the appearance of a colonial cottage but is in fact the most recent addition (2000-1).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Elmwood' has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Elmwood' has contextual value for the contribution it makes to the historic character of its rural property. The former Neeve farmhouse (H001), which dates to a similar period, is to the south-west of 'Elmwood'; together these farmhouses illustrate the colonial development of Kaiapoi Island.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological value arising from the early use and development of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Elmwood', the former Pashby farmhouse known as the Cream House, has overall heritage significance to Kaiapoi and Waimakariri district as a whole. The farmhouse has historical significance for its association with Thomas Pashby and his family and cultural value as a demonstration of the way of life of its early inhabitants. 'Elmwood' has architectural significance as a Domestic Gothic Revival style dwelling, which was likely built in two stages to the design of its first owner, and technological and craftsmanship value for its 19th century construction methods and materials. 'Elmwood' has contextual value for the contribution it makes to its rural setting and its site has potential archaeological value given the property's pre-1900 development and use.

HERITAGE CATEGORY

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REFERENCES

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REPORT COMPLETED

30 March 2019

AUTHOR

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Extent of scheduling, limited to immediate garden setting and driveway, 'Elmwood', former Pashby farmhouse, 183 Main North Road, Kaiapoi.



Land parcel as a whole, with farmhouse marked by star.