

TECHNICAL CHANGE REQUEST

- 9 MAY 2013

Identify Registration

Register Number:	3073
Register Name:	Redwoods (dwelling)(Currie-Leigh)
Board Paper Reference	HP133/1983
Board Paper Details	<p> Agenda Item: 6c Paper: HP 133/1983 File: HP 6/1/6 </p> <p style="text-align: center;"> CLASSIFICATION: D CANTERBURY REGION <u>Oxford County</u> Redwoods (dwelling, Currie-Leigh), 17 Main Street, Oxford. </p>

Change Request

Issue with Current Register Entry:	<p><i>Name:</i> requires updating</p> <p><i>Legal description:</i> not given at time of registration</p> <p><i>Extent:</i> not given at time of registration</p>
Change Required:	<p><i>Change name:</i> Redwoods</p> <p><i>Add legal description:</i> Pt Lot 1 DP22696 (CT CB17F/827), Canterbury Land District</p> <p><i>Clarify Extent:</i> The extent is part of Lot 1 DP22696 (CT CB17F/827), Canterbury Land District and the building known as Redwoods thereon, with a buffer of approximately two metres around the house. The extent does not include the outbuildings, nor the addition at the rear (south) of the building which was constructed, in the same style as the original house, in 2011. (Refer to aerial map tabled at the Board meeting on 2 May 2013).</p>
Author:	Robyn Burgess
Date:	19 April 2013

Attachments

Register Database Printout



Site Record

Register Number: 3073

Site Reference: P1395

Name: Redwoods (dwelling)(Currie-Leigh)
Location: 17 Main Street, OXFORD
Legal Description: Lot 1 DP 22696 Blk VIII Oxford SD
Local Authority: Waimakariri District
Regional Council Name: Canterbury Region

Registration Status: Registered
Registration Type: Historic Place Category 2
Register Number: 3073
Date Registered: 23 June 1983

Current Site Usage: Residential buildings and associated places - House
Former Site Usage: Residential buildings and associated places - House

District Plan Listing: District Plan Waimakariri District Plan Operative 28 November 2005. Site No. H044 in Appendix 28.1: Heritage Resources

Maori Interest: Unknown

Evidence for Proposed Changes



Google Aerial view showing the dwelling Redwoods within the land parcel Lot 1 DP 22696. This land parcel is significantly smaller than the land parcel (33 acres) when the house was built in 1896. The red box identifies the approximate extent of registration, being more or less two metres buffer around the house (excluding the southern addition).



R Burgess, 10 April 2013, NZHPT

2011 addition
(not included in
extent)

East elevation of the
registered building

Buildings Record Form showing it is the 1896 building that is the focus of the registration:



N.Z. HISTORIC PLACES TRUST BUILDINGS RECORD FORM

Nell, Feb 95

COMPUTER No: 3073

HP FILE No:



NAME of Building/Structure
Redwoods (dwelling)

REGION Canterbury
LOCAL BODY Waimakariri District Council
CITY/TOWN Oxford
STREET AND No. 17 Main Street
DISTRICT SCHEME DETAILS

IF BUILDING IS PART OF AN HISTORIC AREA,
ENTER NAME OF PRECINCT OR CONSERVATION AREA

ARCHITECTURAL INFORMATION:

Style A single storey grand villa with
battlemented verandah on 2 sides

Construction

Materials lapped weatherboards with
corrugated iron roof.

Architect/s

Engineer/s

Builder/s

Date of Construction 1896

Associated Buildings

Use/s

Condition of Building

good

TAKEN BY: O. Cosgrove Feb 95.

Negative held by: Neg. Ref. No.

BUILDING TYPE: Dwelling

OWNER Name R.W. & J.J. Sandom
Address 17 Main St.
Oxford. (03) 312 4676

OCCUPIER Name
Address

RECOMMENDED CLASSIFICATION

Research by O. Cosgrove Inspected by

APPROVED CLASSIFICATION Board Minutes

HISTORICAL INFORMATION

HISTORY

John Ingram was born in Scotland & immigrated to NZ in the late 1860s after spending a short time in S. Africa & Australia. He landed first at Auckland & while he was there lost an arm in a Mill accident. In 1869 he arrived in Canterbury & worked as a clerk & surveyor to the first Road Board. In 1873 he set up business in Oxford as a licensed land-broker, valuer, accountant & an estate & general commission agent. He was also involved in the saw-milling & timber business at View Hill. In 1882 he opened the first saw yards in Oxford during which time he lived in a house opposite.
Ingram built 'Kuritee' in 1896, the property was known as Redwoods. After he is hired & left Oxford it became a private hospital for a time & was then bought by Alexander Baxter after he retired from farming on Ellis's Flat & set the Ashley Gorge settlement. Ingram lived in Timaru after he left Oxford & died there. Ingram was a bachelor - he built the house especially to entertain his clients. He lived there alone with his housekeeper. The house retains most of its original features, some of which confirm its role for entertaining in guests. The entrance has an elaborate portico-type structure comprising the west door. A wide staircase leads from the verandah down into what was originally the croquet court. A projecting ekegound bay, again with

decorative wooden detailing. The coloured lead light windows are also a feature as are the Italian marble fireplace in the 2 main rooms. The original section was 20 acres, but has since been reduced to 13 1/4 acres.

REFERENCES (Write on separate sheets as necessary)

Primary Sources
Mr & Mrs Sandom (owners)

Secondary Sources
Gillespie, D.A. 'Oxford - the First Hundred Years'



North elevation, R Burgess, 10 April 2013, NZHPT (NB the outbuildings to the right are not included in the extent of registration).

Robyn Burgess

From: Robyn Burgess
Sent: Thursday, 9 May 2013 1:11 p.m.
To: pad@highgategroup.co.nz
Cc: Joanna Wylie
Subject: Technical update for your property at 17 Main Road, Oxford

File Ref: 12013-1416

Dear Paul,

CORRECTION TO REGISTER ENTRY 3073, REDWOODS, 17 MAIN ROAD, OXFORD

As promised following the meeting at your property on 10 April 2013, this email confirms the recent update to the *NZHPT Register of historic places, historic areas, wahi tapu and wahi tapu areas* with respect to Redwoods (dwelling) (Currie-Leigh), 17 Main Road, Oxford. You had requested a clarification about the extent of registration and this has now been confirmed by the NZHPT Board.

We confirm the following correction to the Register Entry for 3073:

- The name has been clarified as Redwoods
- A legal description has been added which reads Pt Lot 1 DP22696 (CT CB17F/827), Canterbury Land District
- An extent has been added which reads 'The extent is part of Lot 1 DP22696 (CT CB17F/827), Canterbury Land District and the building known as Redwoods thereon, with a buffer of approximately two metres around the house. The extent does not include the outbuildings, nor the addition at the rear (south) of the building which was constructed, in the same style as the original house, in 2011.'

The Board confirmed the correction at the Board meeting held on 2 May 2013. We would like to emphasise that modification of such details does not affect the registration other than improving the accuracy of technical information on the Register.

I trust that you and your wife are having an enjoyable time in France. If you have any queries about this email, please do not hesitate to contact me.

Kind regards,
Robyn Burgess

Robyn Burgess | Heritage Advisor Registration (Canterbury/West Coast) | Southern Regional Office | New Zealand Historic Places Trust Pouhere Taonga | PO Box 4403 Christchurch 8140 New Zealand | Ph: (03) 3631890 | Shop online at <http://www.historic.org.nz> and help keep New Zealand's heritage places alive.

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