

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

2021 District Plan Item No. **HH009**

HERITAGE ITEM NAME 'Ashley Farm', former Smith farmhouse

ADDRESS 269 West Belt, Rangiora

PHOTOGRAPH



(WDC)

DISTRICT PLAN ITEM NO. H046 **HNZ LIST NO. & CATEGORY** 1820 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 2 DP 457748

VALUATION NUMBER 2165711501

DATE OF CONSTRUCTION mid-1860s

**ARCHITECT/DESIGNER/
BUILDER** William Smith, owner/builder

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

Two-storey dwelling with rectangular footprint and hipped roof. Straight, return veranda on all sides; lean-to at south-west corner. Principal, east-facing elevation has central entry flanked by French doors. Double-hung sash windows.

MATERIALS/STRUCTURE

Earth brick, timber, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Original thatched roof covered (or replaced?) by corrugated iron (date unknown). South veranda renewed (c.2015).

SETTING

The dwelling is accessed via a driveway that comes off the west side of West Belt, north of its intersection with Belmont Avenue. Taunton Place is to the south and west of the property. The extent of scheduling is the land parcel upon which the former farmhouse is located, partly in view of the potential archaeological values of the site.

HISTORY

William Smith (1812-93) emigrated from England to New Zealand with his wife and their three daughters aboard the *Roehampton* in March 1858. The Smiths were from Suffolk and, according to Hawkins, they initially lived at Fernside where William helped to build a cob house for Charles Torlesse. In the mid-1860s Smith acquired a number of rural sections north of Rangiora on which he ran a mixed farm and built a cob house for himself, his wife Mary Ann (or Matilda?, c.1811-97) and their children. Part of the Smith farm was later to become the site of the Rangiora racecourse (1886). In 1879 William Smith sold his stock and offered the majority of the farm to let; 'Ashley Farm' was advertised for mortgagee sale in early 1890. The farmhouse block was retained by the Smiths, however, until it was sold by Mary Ann after William's death in February 1893. Later in the same year the house and 12 acres of land were advertised to let. William White subsequently became the owner of the property. The house has passed through a number of other hands since the early 20th century and was subdivided to its current extent in 1994; it remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Ashley Farm' has historical significance for its association with the Smith family, early settlers to the district, and the pastoral development of Rangiora district.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Ashley Farm' has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Ashley Farm' has architectural significance as a colonial vernacular dwelling with vestigial Georgian classical styling. The encircling veranda is both a defining feature of colonial domestic architecture and protective of the earth walls of the dwelling.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Ashley Farm' has high technological and craftsmanship significance for its earth brick construction and the evidence it provides of mid-Victorian building materials and methods. Suffolk is one of the counties in England that is known for its cob building tradition.

CONTEXTUAL SIGNIFICANCE

'Ashley Farm' has contextual significance for the contribution it makes to the historic character of its site and the visual evidence it provides, glimpsed from neighbouring properties in a modern suburban setting, of the colonial settlement of northern Rangiora. The dwelling is also related to the Mount Thomas Station homestead (H042) and Doyle's cob house at Loburn (HNZPT list entry # 1774) by virtue of their common earth construction.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Smith farmhouse pre-dates 1900 its site has potential archaeological significance relating to both the construction of the farmhouse and the colonial use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Ashley Farm', the former Smith farmhouse, has high overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance as a colonial farmhouse associated with an early settler family and cultural value as a demonstration of

the way of life of its early owner/occupiers. 'Ashley Farm' has architectural significance as a colonial vernacular dwelling with vestigial Georgian styling and high technological and craftsmanship significance for its mid-Victorian earth brick construction. 'Ashley Farm' has contextual significance for the contribution it makes to the historic character of its setting and its relationship to other colonial earth houses in the district; its site has potential archaeological significance in view of the property's colonial use and development.

HERITAGE CATEGORY

A

REFERENCES

- *Press* 10 March 1873, p. 1; 19 May 1873, p. 3; 4 January 1877, p. 2; 4 February 1879, p. 3; 5 April 1879, p. 2; 1 March 1890, p. 8; 22 March 1933, p. 2.
- *Lyttleton Times* 12 May 1858, p. 1; 30 January 1864, p. 6; 18 November 1868, p. 4; 20 March 1879, p. 8; 26 March 1886, p. 8; 6 March 1889, p. 6; 7 February 1893, p. 1; 21 March 1893, p. 8; 27 May 1893, p. 8; 27 August 1900, p. 1.
- *Star* 7 February 1893, p. 3; 19 May 1893, p. 2; 2 June 1894, p. 4; 17 December 1897, p. 2.
- <http://www.heritage.org.nz/the-list/details/1820>
- Archives New Zealand.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- <https://historicengland.org.uk/images-books/publications/dlsg-vernacular-houses/heag102-domestic1-vernacular-houses-lsg/>

REPORT COMPLETED

29 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, 'Ashley Farm', 269 West Belt, Rangiora.