

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

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**2021 District Plan Item No.** HH083

**HERITAGE ITEM NAME** 'Pleasant View', former Fairweather homestead [aka 'Krakatoa']

**ADDRESS** 186 Summerhill Road, Summerhill, Cust

**PHOTOGRAPH**



(WDC)

**DISTRICT PLAN ITEM NO.** H183      **HNZ LIST NO. & CATEGORY** n / a  
(at time of assessment)

**LEGAL DESCRIPTION** Lot 7 DP 469532

**VALUATION NUMBER** 2158002507

**DATE OF CONSTRUCTION** c.1883/85 + c.1895/1910?

**ARCHITECT/DESIGNER/  
BUILDER** Unknown

**STYLE** Bay villa

**PHYSICAL DESCRIPTION**

Single-storey dwelling with irregular rectangular footprint and centre-gutter hipped roof. Principal, east-facing elevation has straight return veranda carried on posts with decorative brackets and frieze. Double-hung sash windows; large gabled bay window terminates veranda. Corbelled chimneys. Older gabled section on north side (?).

**MATERIALS/STRUCTURE**

Timber framing and weatherboard cladding, corrugated metal roofing.

**ADDITIONS/ALTERATIONS**

Reroofed (2010).

**SETTING**

The dwelling stands on the east side of Summerhill Road, north of its intersection with Conways Road. The house is screened from the roadside by mature vegetation. The extent of scheduling is limited to the immediate setting of the house, rather than the land parcel as a whole and notwithstanding the potential archaeological values of the house lot within the rural property.

## **HISTORY**

Rural Section 7842 was conveyed by crown grant to Thomas Conway in 1866. Conway, his wife and children emigrated from England aboard the *Scoresby* in 1862 and lived in Christchurch for a time before taking up farming at Cust. Conway acquired three other rural sections in the district, his homestead block known as 'Maitland Vale' was on Summerhill Road, south of Conways Road. The first title on the 'Pleasant View' property was issued to Thomas Conway junior (1850-1921?) in September 1885. Frank Ernest Fairweather (1869-1943), who was born in Kaiapoi and grew up to farming life, took over 'Pleasant View' in 1893 and married Isabella Gardner two years later. The couple were members of the Presbyterian church and had five children. Fairweather, who was elected to the Cust Road Board in 1906, owned both 'Pleasant View' homestead and 'Pine Hill' farm on the other side of Summerhill Road in 1908, when he sold the latter to J Nelson. In August 1914 Frank Fairweather donated two horses to the national war effort; by July 1918 the property had been sold. JR Wallace briefly owned 'Pleasant View', offering it for sale in March 1919, at which time the farm was 607 acres in extent and the homestead was described as being of '13 rooms, built of the very best material, ... with every convenience' (*Sun* 8 March 1919, p. 16). The property was once again on the market, this time on behalf of RA MacPhail, in the spring of 1922. It has passed through other hands since and was included in a local tour of historic places and gardens in 2009 and 2011.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

'Pleasant View', the former Fairweather homestead, has historical significance for its association with the Conway and Fairweather families and, more generally, the pastoral development of Summerhill in the later 19<sup>th</sup> century. The appearance of the house and its history of ownership suggests that Thomas Conway junior may have built a first stage at the time of his marriage to Bessie Childs in 1883 and that a large-scale villa 'addition' was erected by FE Fairweather in either c.1895, when he married, or c.1910, according to modern local history information.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

'Pleasant View', the former Fairweather homestead, has cultural value as a demonstration of the way of life of its early owner/occupiers.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

'Pleasant View', the former Fairweather homestead, has architectural significance as a large-scale bay villa that was built on an elevated, terraced site to capitalise on the view towards the east. The homestead's designer is currently unknown.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

'Pleasant View', the former Fairweather homestead, has technological and craftsmanship value for the evidence it provides of Victorian (Edwardian?) building materials and methods. The homestead's builder is currently unknown.

## **CONTEXTUAL SIGNIFICANCE**

'Pleasant View', the former Fairweather homestead, has contextual value for the contribution it makes to the historic character of its rural setting. The homestead's garden was designed for the Fairweathers by leading Canterbury landscape architect Alfred Buxton; remnants of his layout and planting have survived.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the homestead likely pre-dates 1900 its site has potential archaeological values relating to the colonial development and use of the property.

## SUMMARY OF HERITAGE SIGNIFICANCE

'Pleasant View', the former Fairweather homestead, has overall significance to Summerhill, Cust and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Conway and Fairweather families and cultural value as a demonstration of the way of life of its early residents. 'Pleasant View', the former Fairweather homestead, has architectural significance as a bay villa built to capitalise on the outlook from its elevated site and technological and craftsmanship value for its construction methods and materials. 'Pleasant View', the former Fairweather homestead, has contextual value for the contribution it makes to the historic character of its setting and its site has potential archaeological values in view of the dwelling's likely age.

## HERITAGE CATEGORY

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## REFERENCES

- *Press* 11 May 1870, p. 1; 5 March 1872, p. 3; 13 August 1883, p. 3; 11 April 1888, p. 4; 12 August 1891, p. 3; 18 January 1898, p. 6; 18 March 1899, p. 1; 18 June 1902, p. 9; 10 October 1908, p. 11; 23 September 1922, p. 20; 9 November 1943, p. 1; 7 November 2009 (available online).
- *Northern Outlook* 26 October 2011 (available online).
- *Sun* 27 November 1914, p. 5; 27 July 1918, p. 16; 8 March 1919, p. 16.
- *Star* 5 February 1891, p. 3; 18 April 1895, p. 2; 5 September 1896, p. 4; 17 June 1908, p. 3.
- *Lyttelton Times* 17 May 1884, p. 1; 30 July 1885, p. 7; 28 April 1906, p. 14; 21 August 1906, p. 1; 12 August 1914, p. 8.
- *Oxford Observer* 15 December 1900, p. 2.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- R Tipple's *Colonial landscape gardener: Alfred Buxton of Christchurch, New Zealand, 1872-1950* Lincoln, 1989 (available online).

**REPORT COMPLETED**

12 March 2019

**AUTHOR**

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Extent of scheduling, limited to immediate setting of the house, 'Pleasant View', former Fairweather homestead, 186 Summerhill Road, Summerhill, Cust.

