

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH058

HERITAGE ITEM NAME 'Hillview' / 'Bucklands', former Dickinson / Lance farmhouse

ADDRESS 353 Ashley Road, Summerhill, Cust

PHOTOGRAPH



(WDC)

DISTRICT PLAN ITEM NO. H061 **HNZ LIST NO. & CATEGORY** 3081 / 2
(at time of assessment)

LEGAL DESCRIPTION RS 8115

VALUATION NUMBER 2158000100

DATE OF CONSTRUCTION c.1865

**ARCHITECT/DESIGNER/
BUILDER** JD Dickinson, owner/builder?

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular square footprint and hipped roof forms. Multi-pane double hung sash and casement type fenestration. Overhanging eaves.

MATERIALS/STRUCTURE

Cob, timber, corrugated metal.

ADDITIONS/ALTERATIONS

Kitchen addition (1918). Reroofed (later 1950s). Living room addition (later 1960s). Veranda removed (date unknown).

SETTING

The dwelling stands on the south side of German Road at its intersection with Ashley Road. Although set back from the road boundary the house can be glimpsed from the public domain. A small weatherboard and corrugated iron hut with a brick external chimney is also on the site. 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 this historic rural property.

HISTORY

The cob house known as 'Hillview' and, later, 'Bucklands' is believed to have been built by Joseph Daniel Dickinson (c.1833-1916) in c.1865. Dickinson shared the property with his wife Anne Harriet (c.1838-1927) and reportedly, until their marriages, his sisters Isabella and Matilda. (Isabella Dickinson married William Beere in November 1867). JD Dickinson was elected to the Cust Road Board in 1886 and served as the Chairman of the Waimakariri-Ashley Water Supply Board in 1898, the year in which he sold his farm to TH Lance. Thomas Lance (1863-1922) was a member of the Cust Mounted Rifles and a son of JD Lance MHR of Horsley Down. Lance held the property until 1905, when it was bought by Patrick Fitzsimmons, also a Cust Road Board member. The farm was purchased by the Feary Brothers from Fitzsimmons's estate in August 1929. Since 1945 the property has passed through a number of hands. The roof was altered in the later 1950s and additions were made around a decade later. The farmhouse remains in rural residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Hillview' farmhouse has historical significance for its association with JD Dickinson and TH Lance and their families and, more generally, the mid-19th century pastoral development of Summerhill. The house is believed to be the only historic earth dwelling in the district that is still inhabited.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Hillview' farmhouse has architectural value as a modified vernacular colonial dwelling that was designed in keeping with the capabilities of its earth construction.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Hillview' farmhouse has technological and craftsmanship significance for the evidence it provides of Victorian earth building methods and techniques. Given the material used in its construction it is likely that JD Dickinson was involved in the farmhouse's erection.

CONTEXTUAL SIGNIFICANCE

'Hillview' farmhouse has contextual value for the contribution it makes to the historic character of its rural setting and the visual evidence it provides of the colonial settlement and development of Summerhill. German Road was previously Dickinson Road in recognition of the locale's early settlers. Another scheduled building, the former Summerhill School building (H118), is located to the east of the house at the intersection of Ashley and Summerhill Roads.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the farmhouse pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Hillview' / 'Bucklands', former Dickinson / Lance farmhouse has overall significance to Summerhill and the Waimakariri district as a whole. The dwelling has historical significance for its association with JD Dickinson and TH Lance and their families and cultural value as a demonstration of the way of life of its early residents. 'Hillview' farmhouse has architectural value as a modified colonial vernacular dwelling and technological and craftsmanship

significance for its Victorian earth construction. 'Hillview' farmhouse has contextual value for the contribution it makes to the historic character of Summerhill and its site has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

- *Press* 4 January 1886, p. 1; 25 June 1890, p. 1; 30 March 1897, p. 6; 27 September 1898, p. 5; 14 December 1898, p. 6; 29 March 1905, p. 12; 30 December 1922, p. 9; 4 December 1926, p. 24; 17 July 1929, p. 18; 2 September 1929, p. 10; 18 September 1929, p. 2; 5 October 1935, p. 2; 6 April 1977, np.
- *Lyttelton Times* 4 December 1867, p. 2; 28 July 1873, p. 2; 16 September 1885, p. 6; 28 December 1885, p. 5; 24 January 1887, p. 1; 19 March 1887, p. 1; 28 July 1887, p. 5; 18 January 1893, p. 2; 2 April 1898, p. 3; 27 March 1900, p. 6; 2 May 1900, p. 11; 15 October 1900, p. 6; 23 September 1905, p. 15; 10 January 1912, p. 8; 13 February 1914, p. 11; 7 May 1914, p. 7.
- *Timaru Herald* 16 September 1885, p. 3.
- *Northern Outlook* 26 October 2011 (available online).
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <https://www.heritage.org.nz/the-list/details/3081>
- <https://teara.govt.nz/en/biographies/211/lance-james-dupre>

REPORT COMPLETED

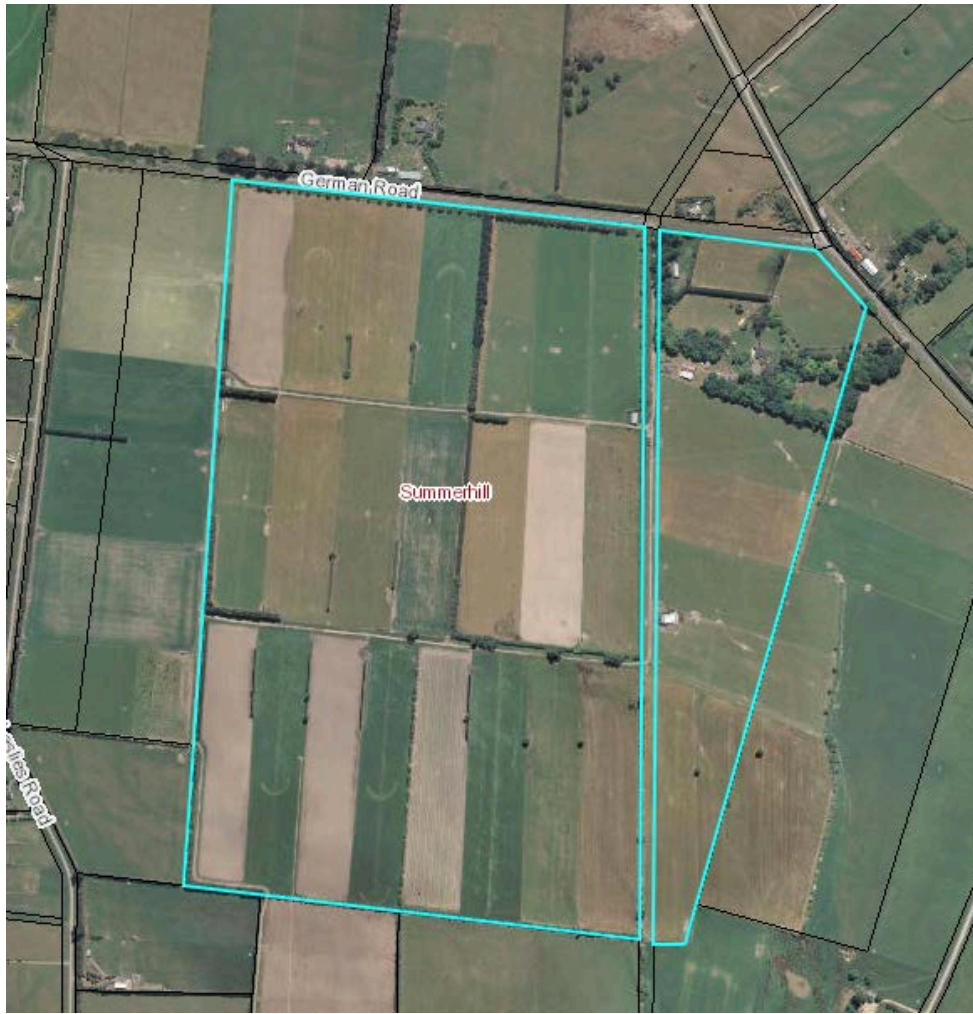
12 March 2019

AUTHOR

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Extent of scheduling, limited to immediate setting of the house, 'Hillview', 353 Ashley Road, Summerhill, Cust.



Land parcel as a whole with house lot at upper right.