

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH077
HERITAGE ITEM NAME former Smith farmhouse (ka 'The Kauri House')
ADDRESS 1015 Downs Road, West Eyreton
PHOTOGRAPH



(WDC)

DISTRICT PLAN ITEM NO. H096 **HNZ LIST NO. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 57739

SDC FILE NUMBER 2170003702

DATE OF CONSTRUCTION c.1870-75

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Domestic Gothic Revival

PHYSICAL DESCRIPTION

One- and-a-half storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has two, cross-gabled dormers with decorative bargeboards and a straight veranda with scalloped frieze boards. Multi-pane casement windows and glazed French doors. Finials. Lean-tos on north and west sides; gabled addition to south.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

South addition (early 1950s?).

SETTING

The farmhouse is located on the west side of Downs Road; to the south is the Eyre River and to the north the settlement of West Eyreton. The house can be glimpsed from the roadway, its presence signalled by the fencing, garden plantings and a shelter belt running along the southern boundary. 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

Rural section 10035 was granted in November 1868 by the crown to (?) Walker. Adam Smith (c.1846-77), who had arrived in Canterbury as an assisted migrant from County Down, Ireland in 1862, leased Walker's section as well as RS 12723, which was granted by the crown to (?) Anderson in December 1869. In the mid-1860s Smith had been a small-scale farmer near Rangiora. Smith's farm was 150 acres in extent at the time of his death in 1877, just a year after his marriage to Mary Ann Deal. The property appears to have been freeholded by his heirs in the late 1870s. Smith bequeathed his house and land to his wife Mary Ann (c.1858-1907), with whom he had had one son (Adam Ernest, 1877-1928), and brother William but his will was contested by his mother and six other siblings. The legal proceedings undertaken by Ellen Smith et al were eventually settled in favour of Mary Ann Smith and William Frizzell, as executors. The property remained in the Smith family until 1960 and later owners subdivided it to its current extent in 1990. The house remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Smith farmhouse has historical significance for its association with the Smith family and, more generally, the farming history of North Canterbury. The house represents the fortunes of a tenant farmer and successive generations of his family, in contrast to the experience of the wealthy runholders of North Canterbury who built architecturally-design homesteads for their country homes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Smith farmhouse has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Smith farmhouse has architectural significance as a Domestic Gothic Revival style building that represents the popularity of the style, particularly for rural farmhouses, in the 1870s. The designer of the house is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Smith farmhouse has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

The former Smith farmhouse has contextual value for the contribution it makes to the historic character of its rural property.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

SUMMARY OF HERITAGE SIGNIFICANCE

The former Smith farmhouse has overall heritage significance to West Eyreton and Waimakariri district as a whole. The homestead has historical significance for its association with the Smith family and cultural value as a demonstration of the way of life of its early inhabitants. The former Smith farmhouse has architectural significance as a Domestic Gothic Revival style dwelling and technological and craftsmanship value for its 19th century construction methods and materials. The farmhouse 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

- *Press* 15 February 1877, p. 1; 17 April 1877, p. 3; 8 August 1878, p. 1.
- *Lyttelton Times* 2 March 1877, p. 4; 26 March 1877, p. 1; 13 June 1877, p. 3
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.
- JA Hendry & AJ Mair *Homes of the Pioneers* Christchurch, 1968.
- Archives New Zealand; available online.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d4-d14-d2.html>

REPORT COMPLETED

15 March 2019

AUTHOR

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Extent of scheduling, limited to immediate garden setting, former Smith farmhouse, 1015 Downs Road, West Eyreton.