

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH079

HERITAGE ITEM NAME 'Fernside House' / 'Airlie' / 'Hillcrest', former Mannering/Buddo/Carpenter homestead

ADDRESS 481 Mount Thomas Road, Fernside

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H099 **HNZ LIST NO. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lot 2 DP 500982

VALUATION NUMBER 2159100917

DATE OF CONSTRUCTION c.1866 + later additions

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Colonial vernacular & Domestic Gothic Revival

PHYSICAL DESCRIPTION

Composite one- and two-storey homestead with irregular rectangular footprint and gabled roof forms. Principal elevations face north-west and north-east, the former overlooking the garden and the latter the driveway. Bullnose return veranda with timber posts and decorative brackets on north-east elevation. Casement windows and glazed doors. Finials and decorative bargeboards on two-storey bay on north-east elevation. Modern pergola structure on south-east and -west sides.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Two-storey wing added (1870s?). Addition of single-storey west wing (1890s?). Fire escape added to north-west elevation; ground and first floor windows replaced with French doors, bargeboards and chimneys removed, chimney and gabled entrance porch added on north-east elevation (pre-2002). Reroofed (c.2005). First floor balcony installed on north-west elevation, kitchen & patio extension (2007-8).

SETTING

The homestead is accessed via a long drive off the south side of Mount Thomas Road, west of its intersection with Mairaki Road. To the north is the Ashley River Rakahuri, to the south-

east is the settlement of Fernside. The extent of scheduling is the immediate garden setting of the homestead, rather than the land parcel as a whole, and includes the cob building (c.1859?) on the site.

HISTORY

The first stage of the house now known as 'Hillcrest' appears to have been built in the mid-1860s by TS Mannering as the homestead for the Fernside Station. The run had been taken up in 1851 by Charles Torlesse, who also owned Birch Hill, on the other side of the Ashley River, and a farm at Rangiora at which he lived. Torlesse stocked Fernside with sheep and sold both Fernside and Birch Hill to TS Mannering and Andrew Hunter Cunningham in 1859. According to Acland, Cunningham lived at Fernside and Mannering at Birch Hill; a cob cottage providing the first dwelling on the former. The partnership was ruined by 'scab and bad times' in 1866 and George Hart, as mortgagee, took over the partnership's runs. Fernside had already been subdivided into several blocks by 1866 and Hart allowed Mannering to take the homestead block at a low rental. Theophilus Samuel Mannering (1836-1911) had emigrated to New Zealand from England via Australia in 1852. He returned to England and married Anne (aka Annie) Buckham whilst there before arriving back in New Zealand in 1857. In 1876, whilst the Mannerings were visiting England, the property was sub-let; the land to Captain Parsons and the homestead to Mannering's former cadet CL Wiggins. At the same time Wiggins relocated his 'boarding school for young gentlemen' from Akaroa to Fernside, continuing the educational function of the property that had begun with Anne Mannering's 'Ladies' School' in 1867. The ladies' school was once again being advertised by Anne Mannering in 1883. With their fortunes improving the Mannerings appear to have erected a two-storey addition to the house in the 1870s. The property was purchased in 1891 by David Buddo during whose tenure, according to Hawkins, the American writer Mark Twain visited (1895). Buddo (1853-1937) was a Scottish-born engineer who emigrated to New Zealand in c.1874 and was a Liberal MP for Kaiapoi from 1893 until 1896 and then for almost all of the period from 1899 until 1928. Buddo renamed the house 'Airlie' and held the property until 1901. The property passed to Alfred Money Carpenter (1882-1959) in c.1912. The Fernside branch of the Women's Division was founded at 'Hillcrest' under the auspices of Annie Carpenter in July 1931 and Alfred Carpenter was a member of the North Canterbury Electric Power Board in the mid-1930s. After his death the property passed to Alfred and Annie's younger son Louis; more recently it has passed through a number of hands but remains in private residential use.

HISTORIC AND SOCIAL SIGNIFICANCE

'Fernside House' has historical significance for its association with the Mannering, Buddo and Carpenter families and, more generally, the farming history of North Canterbury. The house represents the changing fortunes and family circumstances of its early owners and demonstrates the way in which some of North Canterbury's colonial settlers combined farming with civic, political and commercial life.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Fernside House' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Fernside House' has architectural significance as a vernacular colonial dwelling with a Domestic Gothic Revival style addition and an additive form reflecting changes of ownership, circumstance and taste. The designer of each stage of the house is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Fernside House' has technological and craftsmanship value for the evidence it provides of 19th century construction methods and materials.

CONTEXTUAL SIGNIFICANCE

'Fernside House' has contextual value for the contribution it makes to the historic character of the property. Although the homestead cannot be seen from the roadway, its presence is suggested by the entrance gates, 'Hillcrest' sign board and tree-lined drive.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

SUMMARY OF HERITAGE SIGNIFICANCE

'Fernside House' / 'Airlie' / 'Hillcrest', the former Mannering/Buddo/Carpenter homestead, has overall heritage significance to Fernside and Waimakariri district as a whole. The homestead has historical significance for its association with the Mannering, Buddo and Carpenter families and cultural value as a demonstration of the way of life of its early inhabitants. 'Fernside House' has architectural significance as a composite colonial vernacular / Domestic Gothic Revival style dwelling and technological and craftsmanship value for its surviving 19th century construction materials. The homestead 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

B

REFERENCES

- *Press* 19 May 1883, p. 1; 7 June 1884, p. 2; 16 August 1899, p. 4; 5 January 1876, p. 1; 17 July 1931, p. 2; 15 April 1933, p. 2; 7 February 1934, p. 14; 30 April 1934, p. 4; 22 January 1937, p. 2; 9 September 1939, p. 2.
- *Lyttelton Times* 15 April 1865, p. 5; 19 November 1866, p. 4; 19 July 1867, p. 1; 10 April 1871, p. 2; 20 January 1872, p. 1; 9 December 1875, p. 1; 20 May 1876, p. 3; 8 November 1886, p. 7.
- *Star* 30 November 1893, p. 1; 16 April 1901, p. 3.
- *Timaru Herald* 7 October 1920, p. 5.
- *Oxford Observer* 12 October 1895, p. 2.
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-AclEarl-t1-body-d3-d13.html>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-Stout73-t19-body-d19.html>
- <http://nzetc.victoria.ac.nz/tm/scholarly/tei-AclEarl-t1-body-d9-d4.html>
- <https://teara.govt.nz/en/biographies/3b56/buddo-david>
- <http://www.hardav.co.uk/HtmlPedigree/text108.htm>
- <https://wc.rootsweb.com/cgi-bin/igm.cgi?op=GET&db=were&id=I5524>
- DN Hawkins *Beyond the Waimakariri* Christchurch, 2001; available online.

REPORT COMPLETED

14 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to garden setting, 'Fernside House', 481 Mount Thomas Road, Fernside.



Land parcel as a whole, homestead site marked by star.



Buddo family, 1890s.



Buddo family at 'Airlie' in c.1900.