

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. **HH006**

HERITAGE ITEM NAME Ohoka Farm homestead, former White residence

ADDRESS 21 Jacksons Road, Ohoka

PHOTOGRAPH



(WDC)

DISTRICT PLAN ITEM NO. H040 **HNZ LIST NO. & CATEGORY** 274 / 1
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 81869

VALUATION NUMBER 2174055200

DATE OF CONSTRUCTION c.1868-72?

**ARCHITECT/DESIGNER/
BUILDER** Thomas Ayers & Sons, builders

STYLE Domestic Gothic Revival villa

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular additive footprint and gabled roof forms. Principal, north-facing elevation has cross-gabled bay with battlemented double-height bay window and boxed entrance porch. Wrought iron balustrading tops latter. Lancet arched door and window openings, decorative bargeboards and finials, double-hung sash windows and string course. Cusped fanlight over main entry, decorative lozenge in gable end. East-facing elevation is longer, combining cross-gabled bay with double height bay window and one-and-a-half storey service wing with gabled dormers and decorative bargeboards.

MATERIALS/STRUCTURE

Brick, stone or cement plaster, timber and slate roofing.

ADDITIONS/ALTERATIONS

Conservatory, veranda and two chimneys removed (date unknown). Garden development, including erection of brick walls and terracing (late 1970s/early 1980s).

SETTING

The house is accessed via a long driveway off the west side of Jacksons Road, north of its intersection with Tram Road. A historic stable (H039) is to the south-east of the homestead, slightly closer to the road. 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 entire property. The historic stable has its own setting within the shared land parcel.

HISTORY

Josiah Senior Woodhouse, known as Joseph Senior White, was a North Canterbury merchant who developed a rural estate near Ohoka from c.1863. 'Bully' White (1834-1905) was born in Yorkshire, England, and lived in Canada and Australia before emigrating to New Zealand in the late 1850s. He opened his first Beehive store in Kaiapoi in 1858 and subsequently established a number of branches around North Canterbury. White retired to his rural property at Ohoka in the early 1870s and gifted additional land for Darnley Square in Kaiapoi to the borough in 1880; three years later his first wife Eva Elizabeth (c.1854-83) died at Ohoka Farm. White remarried and was survived by his second wife and two children when he died at Ohoka in 1905. The property was sold by White's estate in 1910 and, having passed through other hands, was subdivided to its current extent in 1999. It sustained some damage in the 2010/2011 Canterbury earthquakes but remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The Ohoka Farm homestead has historical significance for its association with JS White, his commercial and farming successes and, more generally, the pastoral development of North Canterbury. The homestead represents a historic pattern whereby some successful businessmen developed rural estates in the Waimakariri district in the later 19th century, following in the footsteps of North Canterbury's early colonial runholders.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The Ohoka Farm homestead has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The Ohoka Farm homestead has architectural significance as a Domestic Gothic Revival style villa that may have been designed by JS White with reference to houses he had admired in Australia. The house includes distinct, lower-level service wings in which White is said to have lived before the main section of the house was completed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The Ohoka Farm homestead has high technological and craftsmanship significance for its cavity brick construction by Thomas Ayers and his sons. Three generations of Ayers bricklayers made a notable contribution to the North Canterbury construction industry in the second half of the 19th century and the early 20th century. Bricks for the Ohoka homestead were fired on site and then laid with a cavity between them to facilitate moisture drainage. With the demolition of 'Chadwell' at Kaiapoi (1865-66) the Ohoka homestead is likely one of the earliest examples of cavity brick construction in New Zealand.

CONTEXTUAL SIGNIFICANCE

The Ohoka Farm homestead has contextual value for the contribution it makes to the historic character of its rural property and for its relationship with the estate's historic stable (H039). The former Ohoka Farm gatehouse, believed to have originally stood on Whites Road northeast of the homestead, was relocated to the Ohoka Domain in 2018.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

SUMMARY OF HERITAGE SIGNIFICANCE

The Ohoka Farm homestead has high overall significance to Ohoka and the Waimakariri district as a whole. The dwelling has historical significance for its association with JS 'Bully' White and the business and farming success he enjoyed and cultural value as a demonstration of the way of life of its early residents. The Ohoka Farm homestead has architectural significance as a Domestic Gothic Revival style house said to have been designed by JS White and high technological and craftsmanship significance for its cavity brick construction and detailing by leading local bricklayers Thomas Ayers and Sons. The Ohoka Farm homestead has contextual value for the contribution it makes to the historic character of its rural setting and for its relationship with the historic stable on the property (H039). The site of the homestead and stable has potential archaeological significance in view of its mid-19th century development and use.

HERITAGE CATEGORY

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REFERENCES

- *Press* 1 September 1866, p. 2; 4 March 1871, p. 3; 6 March 1871, p. 1; 25 May 1901, p. 5; 22 April 1905, p. 12; 20 April 1907, p. 1; 13 March 1914, p. 12; 20 October 1993, p. 47; 7 June 1995, p. 43.
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- *Timaru Herald* 13 March 1889, p. 2.
- <http://www.heritage.org.nz/the-list/details/274>
- *Cyclopedia of New Zealand - Canterbury Provincial District* Christchurch, 1903, available online.
- DN Hawkins *Beyond the Waimakariri: a regional history*, Christchurch, 201; available online.
- S Eldred-Grigg 'The Aristocracy of the Plains' *Historic Buildings of New Zealand – South Island* F Porter (ed.), Auckland, 1983.
- GR Macdonald *Dictionary of Canterbury Biographies*, Canterbury Museum; available online.
- Archives New Zealand.
- G Thornton *The New Zealand Heritage of Farm Buildings* Auckland, 1986.

REPORT COMPLETED

3 April 2019

AUTHOR

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Extent of scheduling, limited to immediate garden setting, Ohoka Farm homestead, 21 Jacksons Road, Ohoka.



Property as a whole with homestead marked by red star and stable with yellow star.



Homestead as built.