

is positioned on the neighbouring site directly to the north. The extent of scheduling is the land parcel as a whole, partly in view of the potential archaeological values of the property.

HISTORY

Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. They settled at Woodend, joining Elizabeth's brothers James and George Gibbs, who were already resident there. Once established at Woodend Thomas (c.1817-86) resumed his trade as a bricklayer; he trained and was later joined in business by his sons. After eldest son Samuel's (1846-1939) marriage to Sarah Ann Judson (1857-1947) in 1875 he set up business on his own account in Rangiora. At the time of his 90th birthday it was reported in the *Press* that Samuel Ayers had 'opened up the north-western quarter' of Rangiora and 'built many of the houses in this area' (*Press* 11 September 1936, p. 18). Samuel Ayers served on the Rangiora Borough Council (1903-12) and vested Seddon and Ayers Streets with the council in 1908. He and Sarah Ann had nine children and there were also 28 grandchildren and five great-children in 1936. The Ayers family were active members of the Methodist church and Thomas and Elizabeth Ayers senior's home had been the venue for the first Methodist services at Woodend. In 1924 Samuel and Sarah's son Cecil (1881-1966), who was later Mayor of Rangiora (1929-31), subdivided a large parcel of land bordered by King Street, High Street and Railway Terrace (Blackett Street) and including the southern extension of Durham Street. The Ayers' house lot was subdivided to its current extent in 1972 and the house remains in private residential use. The property has been subject to a heritage covenant since 1996, received a Waimakariri District Council Landmarks plaque in 2003 and has remained in Ayers family ownership since it was built.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Turvey House' has high historical significance for its association with Samuel and Sarah Ann Ayers, their family and descendants and, more generally, the colonial development of Rangiora. The continuous ownership of the house by members of the Ayers family enhances its historical significance.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Turvey House' has cultural value as a demonstration of the way of life of several generations of the same family over almost 150 years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Turvey House' has architectural significance as a Domestic Gothic Revival style villa that is presumed to have been designed by Samuel Ayers. The style was popular in the 1870s and is typified by gabled roof forms, timber tracery detailing and the overall verticality of the exterior composition. The alterations and additions carried out in the late 19th century would likely also have been designed by Samuel Ayers.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Turvey House' has high technological and craftsmanship significance for its double-cavity brick construction by Samuel Ayers. Thomas Ayers and his sons Samuel and Thomas made a notable contribution to the North Canterbury construction industry in the second half of the 19th century. The hollow wall French bond construction method used by Samuel Ayers for his family home is an uncommon example of a method that fell out of favour in the late 19th century because of its poor resistance to damp.

CONTEXTUAL SIGNIFICANCE

'Turvey House' has contextual significance for the landmark contribution it makes to the historic character of Rangiora and in relation to other buildings built by the Ayers family,

including Ohoka homestead (H040) and the former Thomas Ayers junior house in Woodend (H087).

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

'Turvey House' (aka 'Ayerholme'), the former Samuel and Sarah Ayers house, has high overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has high historical significance for its association with Samuel and Sarah Ann Ayers, their family and descendants and cultural value as a demonstration of the way of life of multiple generations of the same family. 'Turvey House' has architectural significance as a Domestic Gothic Revival style villa designed by its builder and high technological and craftsmanship significance for its double-cavity brick construction and detailing. 'Turvey House' has contextual significance as a local landmark and its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

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Extent of scheduling, 'Turvey House', 208 King Street, Rangiora.



'Turvey House' in c.1882; HNZPT.

