WAIMAKARIRI DISTRICT COUNCIL

HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.	HH010		
HERITAGE ITEM NAME	'Turvey House' (aka 'Ayerholme'), fmr Samuel and Sarah Ayers house		
Address	208 King Street, Rangiora		
Photograph			
(www)			
DISTRICT PLAN ITEM NO . (at time of assessment)	H047	HNZ LIST NO. & CATEGORY	3764 / 2
LEGAL DESCRIPTION	Lot 3 DP 82008		
VALUATION NUMBER	2166119700		
DATE OF CONSTRUCTION	1875		
ARCHITECT/DESIGNER/ BUILDER	Samuel Ayers, designer/builder		
STYLE	Domestic Gothic Revival		

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, west-facing elevation has bullnose veranda carried on timber posts with decorative cast iron frieze; terminated by gabled bay with boxed bay window. North elevation overlooking garden also has a boxed bay and features polychrome brickwork. Dog-tooth brickwork beneath the eaves, scalloped bargeboards and finials. Double-hung sash windows and corbelled chimneys.

MATERIALS/STRUCTURE

Brick, timber and corrugated metal roofing.

Additions/Alterations

Three-room wing and bay windows added, veranda roof and posts altered (between c.1882 and 1900). Conversion to two flats (1953). Returned to single-family home (1971). Strengthening and repairs (post 2011).

Setting

The dwelling stands on the east side of King Street, south of its intersection with Blackett Street. The building is located at the south-west corner of the property and can be seen from the public domain behind boundary hedging. A brick cottage with constructional polychromy

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 northwestern 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 Avers 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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REFERENCES

- Press 17 December 1923, p. 3; 15 June 1935, p. 3; 11 September 1936, p. 18; 25 February 1939, pp. 15 & 29; 27 February 1939, p. 3.
- North Canterbury Gazette 2 March 1939, p. 5.
- Star 20 July 1886, p. 2.
- Globe 20 November 1875, p. 4.
- *Lyttelton Times* 18 June 1875, p. 2; 20 April 1908, p. 9; 11 August 1908, p. 8; 2 May 1917, p. 1.
- <u>http://www.heritage.org.nz/the-list/details/3764</u>
- <u>https://nzhistory.govt.nz/suffragist/elizabeth-ayers</u>
- DN Hawkins *Beyond the Waimakariri: a regional history*, Christchurch, 201; available online.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.
- GR Macdonald Dictionary of Canterbury Biographies, Canterbury Museum; available online.
- Archives New Zealand.

REPORT COMPLETED

15 March 2019

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



'Turvey House' in c.1882; HNZPT.

