

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH061
HERITAGE ITEM NAME former Ayers / Winskill house
ADDRESS 22 Seddon Street, Rangiora
PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H070 **HNZ LIST NO. & CATEGORY** 3782 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 12159

VALUATION NUMBER 2165240200

DATE OF CONSTRUCTION c.1911

**ARCHITECT/DESIGNER/
BUILDER** Samuel & Cecil Ayers, designer/builders

STYLE Edwardian bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and hipped roof. Principal, south-facing elevation has bullnose veranda carried on timber posts with decorative cast iron brackets and frieze. Veranda shelters entry with side- and fanlights and is terminated by a faceted bay with conical roof. Decorative banding and diamond motif beneath eaves. Double-hung sash windows with aprons; corbelled chimneys. Lean-to has casement windows and continuation of banding on west elevation.

MATERIALS/STRUCTURE

Constructional polychromy with brick and stone (or plaster?), timber and corrugated metal roofing.

ADDITIONS/ALTERATIONS

Rear lean-to extended? (1980s?).

SETTING

The dwelling stands on the north side of Seddon Street; the property is bounded to the west by Ayers Street. The neighbouring houses date from the 1906/7 subdivision and development undertaken by Samuel and Cecil Ayers. The extent of scheduling is the land parcel on which the dwelling is located.

HISTORY

Thomas and Elizabeth Ayers from Turvey, Bedfordshire in England emigrated to New Zealand with their four eldest children in 1858. 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, having purchased part of the Ric(k)ton Estate in 1906/7. Samuel and Sarah's son Cecil (1881-1966), who was later Mayor of Rangiora (1929-31), worked with his father as a bricklayer, builder and developer. The Ayers built the house at 22 Seddon Street in c.1911 and Cecil is believed to have lived in it until 1915. He then sold the house to John Winskill, a retired farmer, who lived at #22 until his death in 1938. The house then passed to Winskill's widow Annie (nee Poole), who subdivided the property to its current extent in 1942. More recently the villa has passed through a number of hands; it remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Ayers / Winskill house has historical significance for its association with Samuel and Cecil Ayers, John and Annie Winskill and, more generally, the early 20th century residential development of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Ayers / Winskill house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Ayers / Winskill house has architectural significance as an Edwardian bay villa that is presumed to have been designed by Samuel and Cecil Ayers. The ornamental detailing on the exterior of the house is typical of villa styling in the Edwardian era.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Ayers / Winskill house has technological and craftsmanship significance for its polychromatic brick construction by Samuel and Cecil Ayers. 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.

CONTEXTUAL SIGNIFICANCE

The former Ayers / Winskill house has contextual significance as a local historic feature and in relation to other buildings built by the Ayers family, including Samuel and Sarah Ayers' 'Turvey House' in King Street, Rangiora (H047) and Ohoka homestead (H040). The house at 57 Ayers Street appears to be another Ayers 'design and build' dwelling; in that case in the emerging California bungalow style.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house post-dates 1900 its site may have limited potential archaeological values.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Ayers / Winskill house has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Ayers

and Winskill families, as well as the residential development of Rangiora, and cultural value as a demonstration of the way of life of its early residents. The former Ayers / Winskill house has architectural significance as an Edwardian bay villa designed by its builder and technological and craftsmanship significance for its polychromatic brick construction and detailing. The former Ayers / Winskill house has contextual significance as a local historic feature; its site may have limited potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

- *Press* 5 May 1921, p. 2; 4 November 1935, p. 3; 11 September 1936, p. 18; 28 April 1938, p. 4; 1 June 1938, pp. 1 & 18; 25 February 1939, pp. 15 & 29; 27 February 1939, p. 3.
- *North Canterbury Gazette* 19 March 1935, p. 6; 2 March 1939, p. 5.
- *Globe* 20 November 1875, p. 4.
- *Lyttelton Times* 18 June 1875, p. 2; 14 July 1906, p. 16; 28 July 1906, p. 15; 20 April 1908, p. 9; 18 May 1908, p. 6; 11 August 1908, p. 8.
- <http://www.heritage.org.nz/the-list/details/3782>
- 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.

REPORT COMPLETED

16 March 2019

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Extent of scheduling, former Ayers / Winskill house, 22 Seddon Street, Rangiora.