

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME 'Pine Hill' Farmhouse
ADDRESS 670 Cleland Road, Totara Valley
PHOTOGRAPH



(www)

FORMER DISTRICT PLAN ITEM NO. No. 80 **HNZ LIST No. & CATEGORY** 7114 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 63027

VALUATION NUMBER 2481008001

DATE OF CONSTRUCTION mid-1870s?

**ARCHITECT/DESIGNER/
BUILDER** Unknown (Walker, builder?)

STYLE Italianate villa

PHYSICAL DESCRIPTION

Two-storey, west-facing house with T-shaped footprint and gabled roof. Coursed stone walls with ashlar quoins and window surrounds. Double-hung sash windows, rear (east elevation) lean-to and single storey wing on northern elevation. Straight veranda carried on timber posts.

MATERIALS/STRUCTURE

Limestone, timber and corrugated metal.

ADDITIONS/ALTERATIONS

Rear lean-to extended (late 1890s). Single-storey addition (1981).

SETTING

The house stands on the east side of Cleland Road, north of its intersection with Moa Pass Road. A number of farm buildings are located to the east and south of the house. The extent of setting is limited to the garden and hillside setting of the farmhouse, in order to protect its landmark quality from the roadway, rather than the land parcel as a whole.

HISTORY

The house was built for Dougald (aka Dugald/Dougal, c.1840-1916) Blue, a Scottish emigrant who arrived in New Zealand in 1855. In 1865 Blue became insolvent when his flour milling business at North Taieri failed. He married Elizabeth Mulvaney in 1873 and the couple had six children. By 1875 the Blues were resident in Totara Valley where Dougald became involved with the Totara School committee and was chairman of the building committee for St Paul's Presbyterian Church. Blue was charged with sheep stealing from the Canterbury and Otago Association at Totara Valley in April 1877 but the case was later discharged. Dougald Blue offered Pine Hill for sale in 1903. It was noted at that time that the school, which had been built on Blue's land, was a five minute walk from the house and there was a post office as the entrance gate. The property had been sold by August 1905, in which month Blue held a clearing sale of all livestock, farming equipment and furniture. The Blues then relocated to Southland. JC King held a clearing sale at Pine Hill in August 1908, the farm having been sold once again by that date. The property has passed through a number of hands since.

HISTORICAL AND SOCIAL SIGNIFICANCE

Pine Hill farmhouse has historical significance for its association with the Blue family and the colonial development of farming in the area.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Pine Hill farmhouse has cultural value as a demonstration of the way of life of the farming families who have resided in the dwelling since its construction.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Pine Hill farmhouse has architectural significance as an example of the Italianate villa style that was popular in the 1870s and 1880s. The decorative detailing is typical of the Italianate style, here rendered in permanent materials. The designer is currently unknown but may have been a Mr Walker who is credited with the house's construction.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Pine Hill farmhouse has technological and craftsmanship significance for its stone masonry construction and detailing. A Mr Walker has been credited with building the farmhouse from locally quarried limestone, as well as those at the 'Rockpool' on Raincliff Road near the Opihi River and 'Castlerock' off Mowat Road in the Totara Valley.

CONTEXTUAL SIGNIFICANCE

Pine Hill farmhouse has contextual significance as a local historic feature within the rural landscape of Totara Valley. St Paul's Presbyterian Church (heritage item # 77) and a number of buildings associated with the 'Sterndale' estate (heritage item #s 73-76) are also located on Cleland Road.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the farmhouse pre-dates 1900 its site has potential archaeological significance relating to the structure's construction and the development of pastoralism in the Totara Valley.

SUMMARY OF HERITAGE SIGNIFICANCE

Pine Hill farmhouse has overall heritage significance to the Totara Valley and Timaru district as a whole. The house has historical significance for its association with the Blue family and cultural value as a demonstration of the way of life of its former residents. Pine Hill farmhouse has architectural significance as an example of the Italianate villa style and technical and craftsmanship significance for its masonry construction using locally quarried

limestone. Pine Hill farmhouse has contextual significance as a local historic feature and in relation to other scheduled heritage items in the area. The site of Pine Hill farmhouse has potential archaeological significance in view of its pre-1900 date of construction.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 22 December 1875, p. 3; 16 May 1876, p. 3; 25 June 1877, p. 6; 29 April 1886, p. 3; 23 June 1886, p. 2; 9 October 1889, p. 3; 6 April 1903, p. 3; 9 April 1904, p. 2; 19 August 1905, p. 4; 15 August 1908, p. 8.
- *Star* 19 April 1877, p. 2.
- *South Canterbury Times* 9 October 1884, p. 3.
- *Evening Post* 11 June 1877, p. 2.
- *Otago Witness* 21 July 1865, p. 13; 30 March 1904, p. 49; 18 October 1916, p. 5.
- *Daily Southern Cross* 1 May 1855, p. 2.
- *Otago Daily Times* 25 May 1865, p. 3.
- *Hawke's Bay Herald* 20 April 1877, p. 2.
- *Southland Times* 24 June 1910, p. 7.
- *Press* 25 September 1916, p. 10.
- <http://www.heritage.org.nz/the-list/details/7114>



Extent of setting, limited to immediate environs/farmhouse marked by star, 670 Cleland Road, Totara Valley.