

**TIMARU DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

---

**HERITAGE ITEM NAME** 'Waikonini', former WE Barker Homestead

**ADDRESS** 300 Horsfall Road, Peel Forest

**PHOTOGRAPH**



(HNZPT)

**FORMER DISTRICT PLAN ITEM No.** No. 58      **HNZ LIST No. & CATEGORY** 2011 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** RS 3687

**VALUATION NUMBER** 2464005401

**DATE OF CONSTRUCTION** 1881

**ARCHITECT/DESIGNER/  
BUILDER** William Marley, architect; Daniel Maher, contractor

**STYLE** Domestic Gothic Revival

**PHYSICAL DESCRIPTION**

Two-storey building with square footprint and gabled roof forms. Principal elevation faces east. Straight veranda shelters central entry and boxed bay windows; first floor above veranda has three gabled dormers with slightly flared roofs. Hood moulds over principal first floor windows; main entry has side- and fanlights. Veranda carried on paired posts with lancet arched brackets. Corbelled chimneys; paired and single double-hung sash windows. Triple gable roof perpendicular to façade gable.

**MATERIALS/STRUCTURE**

Timber and corrugated metal.

**ADDITIONS/ALTERATIONS**

Finials removed from gable ends (date unknown, post c.1903). Conservatory added to north elevation, in keeping with original plans (2013-14).

**SETTING**

The homestead is set back from the road within a mature garden setting. Horsfall Road is to the east of the property, the house being accessed down a long drive at the terminus of the road. The extent of setting is limited to the immediate garden setting of the homestead, notwithstanding the potential archaeological values of the land parcel as a whole.

## **HISTORY**

RS 3687 near Peel Forest was surveyed in 1881 (SO 2877) and WE Barker (1858-1935), the son of early Canterbury settler Dr Alfred Barker, established a farm on it in the same year. Dr Barker farmed at Ohapi, near Geraldine, and one of his other sons, John, farmed at Waihi near Woodbury. William Barker developed his property as an orchard, which he called Waikonini. Fruit grown on the farm was largely sold in Dunedin; Barker also ran sheep and cattle on the property. In 1890 Barker established and chaired the Mount Peel Floral and Horticultural Association and he was also the chair of the local school committee. Barker married Gertrude Pritchett in 1880 and after her death in 1884 he married Gertrude's sister Lucy in 1887. There were three children from his first marriage and nine from his second. William Barker was involved in both the Anglican church and Salvation Army. After WE Barker's death in 1935, Waikonini was sold and it became a tourist hotel run by Lloyd and Minnie Reid. Having passed through a number of hands, the house is now run as a bed and breakfast and thus continues its hospitality function.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

'Waikonini' homestead has historical significance for its association with William Barker, the colonial development of the Peel Forest area and Barker's contribution to the orchard industry in South Canterbury. The Barker family is also associated with the jam and preserves business known as Barkers, that was founded near Geraldine in 1969 by WE Barker's great-nephew.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

'Waikonini' homestead has cultural value as a demonstration of the way of life of the Barker family from 1881 until the 1936.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

'Waikonini' homestead has architectural significance as a Colonial Gothic Revival style house designed by Canterbury pioneer builder and architect William Marley (1816-96). Marley also supervised the design of All Saint's Anglican Church at Burnham (1864), and designed the second stage of Riccarton House in 1874, the Homebush Station woolshed (1878-79), and St Stephen's Anglican Church in Peel Forest (1885).

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

'Waikonini' homestead has technological and craftsmanship significance for its timber construction and detailing. Daniel Maher was a Christchurch builder and his tender for the Barkers' house and stable was accepted by William Marley in July 1881.

## **CONTEXTUAL SIGNIFICANCE**

'Waikonini' homestead has contextual value as a historic feature within its mature garden setting. Evidently orchard trees planted by WE Barker survive on the site.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the building pre-dates 1900 its site has potential archaeological value relating to the structure's construction and the development of the colonial orchard property.

## **SUMMARY OF HERITAGE SIGNIFICANCE**

'Waikonini' homestead has overall heritage significance to Peel Forest and Timaru district as a whole. The former Barker house has historical significance for its association with William Barker and his successful orchard and cultural value as a demonstration of the way of life of a large settler family. 'Waikonini' homestead has architectural significance as the work of

pioneering architect William Marley and technical and craftsmanship significance for its timber construction and detailing. 'Waikonini' homestead has contextual value as a local historic feature and its immediate setting has potential archaeological value in view of the dwelling's pre-1900 date of construction.

## HERITAGE CATEGORY

B

## REFERENCES

- *Timaru Herald* 8 June 1881, p. 1; 1 July 1881, p. 1; 11 August 1882, p. 3; 12 November 1883, p. 3; 6 January 1892, p. 3.
- *Temuka Leader* 23 February 1892, p. 2; 20 March 1894, p. 2; 26 January 1899, p. 2; 13 February 1897, p. 2; 16 April 1901, p. 3.
- *Press* 22 January 1884, p. 2; 19 March 1935, p. 12; 9 April 1935, p. 1; 23 March 1936, p. 22; 16 October 1937, p. 27; 4 June 1938, p. 4; 20 December 1945, p. 1.
- *Lyttelton Times* 23 March 1880, p. 7; 31 March 1882, p. 1; 15 November 1882, p. 4; 20 January 1885, p. 5.
- *Otago Witness* 8 April 1897, p. 8.
- *Globe* 20 May 1882, p. 3; 24 May 1882, p. 2.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.heritage.org.nz/the-list/details/2011>
- PS Barker [ed.] *From Geraldine to Jericho – John Barker and the Great War* Christchurch, 2017.
- <http://canterburyphotography.blogspot.com/2009/04/alfred-charles-barker.html>
- <http://waikoninihomestead.co.nz>



Extent of setting, 300 Horsfall Road, Peel Forest.



Land parcel with homestead shown circled in red.



**MR. W. E. BARKER'S RESIDENCE.**

*Cyclopedia of New Zealand* 1903, p. 888. NZETC.