



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
HERITAGE ITEM NUMBER 776  
*DWELLING AND SETTING, FORMER BURNSIDE - 239 MIDDLE  
ROAD, PIGEON BAY***



**PHOTOGRAPH: BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Burnside has high historical and social significance as a large colonial farmhouse, and for its century-long connection with the Gillespie and Corrigall families. When Pigeon Bay's school teacher resigned in 1858, leading settler Ebenezer Hay wrote to Scotland seeking a suitable replacement. The vacancy was filled by James Wylie Gillespie, formerly the headmaster of the Airdrie Academy in Lanarkshire, who resigned his position to emigrate to New Zealand with his parents James and Elizabeth in 1859. J. W. Gillespie suffered from tuberculosis, a disease which had claimed the lives of all of five of his siblings, and hoped that a more benign climate would improve his health. Unfortunately this was not to be, and he died in 1860 aged thirty.

On their arrival in Pigeon Bay, James and Elizabeth commenced farming. They purchased their first freehold, a forty acre rural section, in 1863. By 1869 the Gillespies had purchased several more blocks, building up a substantial dairy farm they named Burnside. James

became well-known for the quality of his herd. He also served as chairman of the Pigeon Bay Roads Board and as an elder of the Pigeon Bay Knox Presbyterian Church. The Burnside homestead is situated on RS 1520, which the couple purchased from carpenter Edward McDermott in 1867. Research to date suggests that McDermott did not live on the property. It is most likely therefore that the house was built by James and Elizabeth after this date. Elizabeth Gillespie died in 1869 at the age of 75. The following year James married their housekeeper Jane Taylor. Without any surviving children, the aging James had no heir apparent. About 1880 he offered Jane's niece Mary and her husband William (Bill) Corrigan passage, and they emigrated from Orkney to take over the operation of Burnside. After James died in 1886 at the age of 82, he left instructions that his property be held in trust and farmed for his widow's benefit during her lifetime. The Corrigan family took up the lease in 1890 and moved into the Burnside homestead with their children to live with 'Aunt' Jane. In 1897 they purchased the property outright. Jane Gillespie died in 1903. The Corrigan family farmed Burnside for a further seventy years until Mary and William's son George sold the property in 1970. The Burnside property was subdivided following the 1970 sale, and the homestead and its immediate section were sold in 1973 to the Bloxham family of Christchurch, who renamed it Tanglewood. The house has been a holiday home for the last forty years. The current owners have retained the property since 1995.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

The dwelling formerly known as Burnside has cultural significance for its capacity to convey the lifestyle of a farming family in the mid-19<sup>th</sup> century. The property also illustrates two common cultural characteristics of Banks Peninsula dwellings: longevity of retention in the same family until the mid-20<sup>th</sup> century and its reuse as a holiday home in more recent times.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

The dwelling has architectural and aesthetic significance as a large farmhouse characteristic of the period 1850 to 1870. The house has the large dormers and multi-paned sashes typical of homes of the time. The original house consisted of about six rooms, and was built to accommodate not only the Gillespies but also the farm workers who assisted the aging childless couple. The four room wing on the northern end was added later, but a date has not been established. It has been suggested that it was added after James Gillespie's death in 1886 to provide living quarters for his widow 'Aunt' Jane separate from those of the growing Corrigan family. It was certainly serving this function by the late 1890s. A door (since removed) on the northern elevation provided Jane with her own entry. These rooms were later occupied by 'Granny' Mary Corrigan, who died in 1951 aged 89. The dwelling has a high degree of authenticity and integrity. It is built entirely of native timbers. Significant damage was sustained in the 1968 Wahine storm, and chimneys were lost in Canterbury Earthquakes of 2010-11. Alterations have been confined primarily to the lean-to areas at the rear. This area has most recently been rebuilt in 2014.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

The dwelling has technological and craftsmanship significance for the potential it has to demonstrate construction techniques and materials, fixtures and fittings that are typical of the mid-19<sup>th</sup> century dwellings including timber flooring and panelling.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

The dwelling formerly known as Burnside and its setting has contextual significance. The dwelling is located on its original site on a large triangular land parcel between Middle and Pettigrew's Road. The parcel is heavily vegetated with both native and exotic scrub and trees. The setting of the dwelling is its immediate area. This is primarily garden, and includes the area from the road frontage through to the creek at the rear of the house. This setting includes a number of historic outbuildings. The dwelling is visible from Middle Road and therefore has landmark significance. The wider context of the house includes the heritage-listed former Kukupa Side School, built at the intersection of Middle and Pettigrew's Road on land donated by James Gillespie for the purpose. To the west and south of the present property boundaries, land has been subdivided into small suburban sections for holiday homes.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

The dwelling and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

## **ASSESSMENT STATEMENT**

The dwelling Burnside and its setting has overall heritage significance to Banks Peninsula and Christchurch. The dwelling has high historical and social significance as a large colonial farmhouse, and for its century-long connection with the Gillespie and Corrigan families. The dwelling has cultural significance for its capacity to convey the lifestyle of a farming family in the mid-19<sup>th</sup> century, for its longevity of retention in the same family until the mid-twentieth

century and its reuse as a holiday home in more recent times. The dwelling has architectural and aesthetic significance as a large farmhouse characteristic of the period 1850 to 1870; it has the large dormers and multi-paned sashes typical of homes of the time. The dwelling has technological and craftsmanship significance for the potential to convey information about construction techniques and materials typical of the mid-19<sup>th</sup> century. The dwelling and its setting has contextual significance for its location on its original site in a large old garden containing historic outbuildings. The setting includes the large vegetated rural parcel which sits adjacent to the heritage-listed former Kukupa Side School. It has landmark significance. The dwelling and its setting has archaeological significance in view of the date at which development first occurred on this property.

#### **REFERENCES:**

Christchurch City Council Heritage files *239 Middle Road, Pigeon Bay, Tanglewood*

**REPORT DATED: 11 MARCH, 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.