

Appendix 3: Supporting Technical Reports



HERITAGE CONSULTANCY SERVICES

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9 September 2022

Memo to Cheryl Morrall

Re 18 Edward Street, Prebbleton

In the matter of SDC Plan Change to the Proposed District Plan

Dear Cheryl

Please find attached a heritage assessment for your Prebbleton cottage. The assessment is presented as a 'Historic Heritage Item Record Form', which is consistent with the records prepared by Heritage Consultancy Services for all of the scheduled historic heritage items in the Proposed District Plan. Furthermore I have undertaken my assessment according to the heritage assessment criteria that were established for the Proposed District Plan review [see PDP HH-SCHED1 - Historic Heritage Assessment Criteria].

Given that the heritage review for the district plan review was not a house-by-house, street-by-street survey of the district, it is to be expected that some Selwyn buildings in possession of significant heritage values still remain to be recognised and protected. The omission of your cottage from the historic heritage schedule in the Proposed District Plan should therefore not be taken as an indication that the dwelling is lacking in significant heritage value.

In my opinion the former Kane/Hazelhurst cottage (c.1876) located at 18 Edward Street in Prebbleton merits scheduling on the Selwyn Proposed District Plan; I therefore recommend that it is added to HH-SCHED2 - Heritage Buildings, Structures and Items via the current plan change process.

Finally, I wish to commend the diligence and sensitivity of your longstanding conservation of this historic dwelling and wish you well in the ongoing use and enjoyment of your home.

Nga mihi

Dr Ann McEwan

SELWYN DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Kane/Hazelhurst cottage

ADDRESS 18 Edward Street, Prebbleton

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. n / a **HNZ LIST NO. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 24134

VALUATION NUMBER 2355254000

DATE OF CONSTRUCTION c.1876

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal (south-east) elevation is symmetrical about a trellised porch sheltering a panelled door. Double-hung sash windows, quoins on façade, and turned finials at gable ends.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding; Coloursteel metal roofing.

ADDITIONS/ALTERATIONS

Addition at rear/north corner (early 1990s). Reroofed (c.2000). Chimney removed (c.2011).

SETTING

The house stands on the north side of Edward Street, approximately 150 metres from its intersection with Tosswill Road. The building stands close to the road boundary, which is marked by a timber paling fence, and is located within a residential setting. The extent of scheduling is the land parcel on which the house is located, particularly in view of the potential archaeological values of the site.

HISTORY

Edward Prebble conveyed part of RS 1488 to Daniel Kane in September 1875. Kane, whose occupation is given as farmer in contemporary street directories and census records, raised a mortgage in March 1876; this was very likely to finance the cottage built on his land. The house appears to have become a rental property by the later 1880s, given that Daniel Kane's electoral roll address was elsewhere in Prebbleton. The mortgagee sold the property to local storekeeper William Hazelhurst in 1887. Judging from historic sources, Hazelhurst (c.1843-1910), who owned the property until 1920, did not live in the cottage. Rather, it appears to have been one of a number of cottages he owned in Prebbleton and Lincoln that were available to let. The earliest aerial photograph of Prebbleton on the *Canterbury Maps* web site shows that by the early 1940s there were five houses in Edward Street (nos. 12, 15, 16, 17 and 18); these small dwellings would typically be described as 'workers' cottages'. The subject house has passed through a number of hands since 1920 and remains in residential use. The property was subdivided to its current extent in 1965.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Kane/Hazelhurst cottage has historic significance for its association with Daniel Kane and William Hazelhurst, its early occupants and the colonial development of the district.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Kane/Hazelhurst cottage has cultural value as a demonstration of the way of life of its early owners and occupants.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Kane/Hazelhurst cottage has architectural significance as a well-preserved example of a vernacular colonial cottage that has been sensitively conserved and extended.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Kane/Hazelhurst cottage has technological and craftsmanship value for its later 19th-century timber construction and detailing.

CONTEXTUAL SIGNIFICANCE

The former Kane/Hazelhurst cottage has contextual significance as a local feature that contributes to the historic character of Prebbleton.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the dwelling pre-dates 1900, its site has potential archaeological significance relating to the early colonial development of Prebbleton.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Kane/Hazelhurst cottage has overall heritage significance to Prebbleton and the Selwyn district. The house has historic significance for its association with Daniel Kane, William Hazelhurst and the early colonial settlement of Prebbleton and cultural value as a demonstration of the way of life of its early owners and occupants. The former Kane/Hazelhurst cottage has architectural significance as a well-preserved colonial vernacular dwelling and technological and craftsmanship value for its later 19th-century timber construction and detailing. The former Kane/Hazelhurst cottage has contextual significance as a local historic feature; its site has potential archaeological significance in view of the building's age.

REFERENCES

- *Lyttelton Times* 1 August 1902, p. 1; 16 December 1907, p. 1.
- *Press* 10 January 1928, p. 15; 19 May 1928, p. 22; 28 January 1961, p. 17.
- *Star* 10 May 1882, p. 3.
- *Globe* 30 August 1882, p. 3.
- Historic street directories and electoral rolls; available online.
- Dr J Wilson 'Historical Overview of the Selwyn District' Heritage Consultancy Services for Selwyn District Council, 2018.

REPORT COMPLETED

7 September 2022

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Kane house, 18 Edward Street, Prebbleton.

SELWYN DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Watson / McPherson house

ADDRESS 14 William Street, Lincoln

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM No. n/a **HNZ LIST No. & CATEGORY** n/a
(at time of assessment)

LEGAL DESCRIPTION Lot 2 DP 29468 Blk III Lincoln Township

VALUATION NUMBER 2404120600

DATE OF CONSTRUCTION c.1865/66?

**ARCHITECT / DESIGNER /
BUILDER** Unknown

STYLE Vernacular residential

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with T-shaped footprint, saltbox roof and gabled roof forms. Principal, east-facing elevation has three gabled dormers over straight veranda carried on timber posts. Central entrance door and a mixture of double-hung sash and casement type windows. Extended lean-to at the rear; French doors set into north elevation.

MATERIALS / STRUCTURE

Timber frame and weatherboard cladding; brick extension with aluminium joinery; corrugated metal roofing.

ADDITIONS / ALTERATIONS

Blacksmiths' workshop removed from road boundary (c.1960). Extended at rear (c.1980). Veranda added & front door replaced (1980s?). Extension erected at north-east corner (pre-2010). Garage removed from south end of road boundary (c. 2011). Decking to north of house installed (c.2020).

SETTING

The former Watson / McPherson house stands on the west side of William Street, north of its intersection with Gerald Street. Located on the fringe of the town centre, the house is positioned at the centre of its site. The house is set back from the road boundary behind a picket fence; a driveway running near the southern boundary leads to a garage at the rear of the section. The scheduled setting encompasses the land parcel on which the house is located, particularly given the potential archaeological values of the site.

HISTORY

Patrick O'Reilly announced that he had commenced trade as a blacksmith and farrier in William Street in November 1862. The premises, consisting of a blacksmith's shop and a two-room house, were for sale by March 1865; it appears that this property was acquired by fellow blacksmiths Keith Gray and William Watson in the same month. Messrs Gray and Watson's partnership was dissolved in August 1866 and by October 1867 the firm was entirely in Watson's possession. William and his brother James were bankrupted in June 1872, after which the forge was taken over by Charles McPherson. Upon his retirement, McPherson sold the business and property on which it was located to Charles and John Restall, father and son blacksmiths, in February 1909. In 1912 it was reported that there were two houses on the site (now 12 and 14 William Street); one an 8-room house and the other a 5-room dwelling. After Charles Restall's death in 1918, John Restall held the property until 1926, when it was transferred to Cyril Robson, also a Lincoln blacksmith. Builder and contractor Thomas Keast and his wife Ida (nee Millar), formerly of Rakaia, were in possession from 1927 until 1971, when the property was subdivided to its current extent. The Lincoln & Districts' Community Care Association (est. 1978) rented the house in its foundation period (1979-80); the house then returned to residential use. The property has passed through a number of hands since the early 1970s.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Watson / McPherson house has high historic significance for its association with over sixty years of use and occupation by local blacksmiths, including William Watson and Charles McPherson, and their families. The house, which may be the oldest extant dwelling in Lincoln, is also associated, more generally, with the colonial settlement of the town. The memorial plough located beside the former Lincoln Public Library/Pioneer Hall [H24, c.1865/1998] was made by Messrs Watson & Gray.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Watson / McPherson house has cultural significance as a place of community identity and esteem. The house is featured in Lincoln's historic walking trail, is known for its association with the town's early blacksmiths and is held in esteem as the first home of the Lincoln & Districts' Community Care Association.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Watson / McPherson house has architectural significance as a mid-Victorian vernacular dwelling that retains a good level of authenticity. The designer of the dwelling is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Watson / McPherson house has craftsmanship value for the quality of its mid-19th century construction and detailing. The builder is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Watson / McPherson house has contextual significance for the contribution it makes to the historic character of Lincoln. It is located close to the town centre and is a local landmark due to its age, styling and historic associations.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the house pre-dates 1900, its site has potential archaeological significance relating to the colonial settlement of Lincoln. The former use of the property as a smithy is also notable in relation to the potential archaeological values of the site.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Watson / McPherson house has overall heritage significance to Lincoln and to the district of Selwyn. The house has high historic significance for its association with the blacksmiths and their families who lived and worked on the site between the mid-1860s and later 1920s, as well as the early settler and industrial history of the district. The former Watson / McPherson house has cultural significance as a well-known and esteemed reminder of Lincoln's colonial past and architectural significance as a vernacular colonial dwelling that retains a good level of authenticity and integrity. The house has craftsmanship value for the quality of its mid-19th century construction and detailing and contextual significance for the contribution it makes to the historic character of the township. The house's site has potential archaeological significance in view of its historic use and development.

REFERENCES

- *Press* 8 November 1852, p. 8; 14 January 1863, p. 10; 17 March 1865, p. 3; 23 July 1877, p. 1; 24 August 1887, p. 4.
- *Star* 3 April 1871, p. 3.
- *Lyttelton Times* 28 June 1872, p. 1.
- <https://harcourts.net/nz/office/lincoln/listing/ln3592-14-william-street-lincoln-canterbury-7608>
- *Township Trails Selwyn* [walking guide available as an app]
- <http://lincolncomcare.co.nz/our-history/>
- J Wood 'History of 14 William Street, Lincoln' [held by current owners].

REPORT COMPLETED

13 September 2022

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Watson / McPherson house, 14 William Street, Lincoln.



House during its tenure as a community centre. Kete Selwyn.



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13 September 2022

Memo to Denise & Sam Carrick

Re 14 William Street, Lincoln

In the matter of SDC Plan Change to the Proposed District Plan

Dear Sam and Denise

Please find attached a heritage assessment for your Lincoln house. The assessment is presented as a 'Historic Heritage Item Record Form', which is consistent with the records prepared by Heritage Consultancy Services for all of the scheduled historic heritage items in the Proposed District Plan. Furthermore I have undertaken my assessment according to the heritage assessment criteria that were established for the Proposed District Plan review [see *PDP HH-SCHED1 - Historic Heritage Assessment Criteria*].

Given that the heritage input to the proposed district plan review did not include a house-by-house, street-by-street survey of the district, it is to be expected that some Selwyn buildings in possession of significant heritage values are yet to be identified and protected. The omission of your house from the historic heritage schedule in the Proposed District Plan should therefore not be taken as an indication that the dwelling is lacking in significant heritage value.

In my opinion the former Watson / McPherson house (c.1865/66) located at 14 William Street in Lincoln merits scheduling on the Selwyn Proposed District Plan; I therefore recommend that it is added to *HH-SCHED2 - Heritage Buildings, Structures and Items* via the current plan change process. I also recommend that consideration be given to how development of the neighbouring properties (12 & 16 William Street) might be managed in order to protect the historic heritage values of the former Watson / McPherson house.

Finally, I wish to commend your commitment to the conservation of this historic dwelling and wish you well in the ongoing use and enjoyment of your home.

Nga mihi

Dr Ann McEwan

HISTORY OF 14 WILLIAM STREET, LINCOLN, NZ

compiled by Jamie Wood

These historical notes relate to the section at 14 William Street, Lincoln, Canterbury, New Zealand. The title for this ¼ acre section was originally 'section 8, block RS2724'. Sections 8 and 10 (now 12 William Street) were joined as a ½ acre property from 1867-1971. In 1971 the property was subdivided, with the titles for 14 and 12 William Street becoming 11B/174 and 11B/175 respectively.

Owners and occupiers: The Blacksmiths (1865 – 1926)

Keith Forbes Gray (*right*), a blacksmith born in Glasgow¹, arrived in Lyttleton aboard the *British Empire* on 6 September 1864 from Gravesend² aged 24. On the same boat was another blacksmith by the name of William Watson, aged 25. Upon arriving in New Zealand Gray



teamed up with Watson, and they started a blacksmith business in Lincoln on 17 March 1865. An advertisement in *The Press* on 13 March 1865 announced the forthcoming opening of the business (*above right*). It seems that the first premises for Gray & Watson's business was that of Lincoln's original blacksmith, Mr. Patrick O'Reilly. O'Reilly's premises on Robert Street had been advertised for sale in *The Press* the previous week (8 March 1865), including a "two-roomed house, blacksmith's shop, and working plant for same".

However, Gray & Watson soon outgrew the Robert Street premises, and on 17 June 1865 Gray purchased the block of land at 14 William Street for £15¹. The section had first been subdivided and sold on 3 May 1864 by James Fitzgerald to Sydney Burrows Stiffe (a Commission Agent in Christchurch), in a sale that also involved several other sections³. And so Gray was the first owner of the section to reside on site. The blacksmith business was moved to the new location, and advertisements for workers were placed in *The Press* from 30 December 1865 (*above right*).

The partnership, which soon involved a third blacksmith by the name of George Johnston, did not last long. It was dissolved on 3 August 1866, and on 25 August Gray sold the property "together with all the appurtenances thereon" to Watson and Johnston for £140¹. On the 27 August 1866 the Lyttleton Times reported "NOTICE IS HEREBY GIVEN that the Co-partnership between the undersigned, Keith Forbes Gray, William Keith Watson, and George Johnston, in the trade or business of Blacksmiths and Iron-workers, at the township of Lincoln, in the province of Canterbury, under the style or firm of "GRAY & WATSON," was on the third day of August last dissolved by mutual consent; and in future the business will be carried on by the said WILLIAM KEITH WATSON and GEORGE JOHNSTON, on their own separate accounts and who will Pay and Receive all debts

IN THE TOWNSHIP OF LINCOLN.

THE Undersigned beg to inform the farmers and others in the district, that they intend commencing as General Blacksmiths.
The shop will be open for work on Friday, the 17th instant.

GRAY & WATSON.

G. and W. hope by moderate charges and attention to business to be patronised. 3-11

WANTED, IMMEDIATELY—A country Blacksmith; also, a Fitter. None but good workmen need apply. Apply to GRAY & WATSON, Lincoln. 12-30

¹ <https://www.geni.com/people/Keith-Gray/6000000011748166211>

² <http://www.yesteryears.co.nz/shipping/passlists/britishempire.html>

³ Land deed records, Section 8, Block RS2724, Lincoln, compiled by Neville T. Moar in 1996.

owing from and to the said Co-partnership, as witness our hands this Twenty-fifth day of August, one thousand eight hundred and sixty-six.” Gray moved to Temuka in 1867 and ran the first blast furnace in South Canterbury⁴. On 25 January 1868 he married Mary Brown at Temuka and together they raised a family. In the 1890s the family emigrated to San Francisco, and Gray worked as a machinist at the Union Iron Works.

Johnston soon moved on too, and on 5 October 1867 he sold his share of the business to Watson for 5/-, who then became the sole owner of the property, together with the adjoining section (now 12 William Street). Watson went on to become a blacksmith of some repute. In 1868 he showed a rotating harrow (supposed to be self-cleaning) at the Christchurch Agricultural and Pastoral Show⁵, and one the ploughs he manufactured now stands as a memorial to early settlers outside the Pioneer Hall in Lincoln. On 3 April 1871 an article in The Star newspaper provides a description of Watson's premises at this time: *“At the onset only the proprietors worked on the premises but now the average is five hands besides Mr Watson. Mr Watson has earned some credit as a maker of ploughs, and although it is only three years since he first directed attention to exhibiting them he has taken several prizes. He has also essayed well in the larger class of implements. Last harvest he made six reaping machines, and this year he has thus far got through the same number...At the time when the business was first commenced there were only two buildings in the township, but these have been considerably augmented...Mr Watson's premises are situated on half an acre of land, and the respective buildings are a blacksmith's shop and a fitting shop, 20ft by 18ft. In the former there are three fires, and in the latter is a lathe with a 10 inch centre and a 15-foot bed.”*

Watson teamed up with his brother James Cooper Watson, but in mid-1872 they filed for bankruptcy. On 1 June 1872 William Keith Watson and James Cooper Watson, trading as Watson Bros. Blacksmiths, conveyed to John Anderson (Iron Founder, Christchurch) and David Morrow (Christchurch) as trustees of their bankrupt estate. On 17 July 1872 it was advertised in The Press that on 23 July there would be an auction of the estate of Mr William Watson of Lincoln, including the whole of his stock-in-trade and tools (*right*). James Cooper Watson subsequently moved to Christchurch, living in Horatio Street and working as a Blacksmith in 1881, and then as an Engineer living in Simeon Street in 1893. He died in 1930 aged 89. William Watson moved to Masterton in the North Island⁶, where he continued working as a blacksmith until his death on 4 April 1914⁷.

On 21 September 1872 the property was officially transferred to another blacksmith, Charles McPherson, for £100. McPherson ran a blacksmith business on the premises until his retirement in 1909. His obituary, published in The Press in 1917, reads: *“Born in 1832 near Brechin, Forfarshire, Scotland, Mr McPherson, on leaving school, was apprenticed to the blacksmithing and engineering trade. His apprenticeship completed, he was for some time engaged in one of the principal engineering works on the Clyde. Later he went to Paisley, where, during his term of office as secretary of the Blacksmiths' Association, William Arrol - afterwards Sir William Arrol, builder of the famous Firth of Forth Bridge - was enrolled a member. Attracted to the colonies, Mr McPherson landed in Lyttelton*

⁴ <https://collection.canterburymuseum.com/objects/711594>

⁵ <https://collection.canterburymuseum.com/objects/718520>

⁶ In the Wairarapa Daily Times, 1 May 1882, William Watson (blacksmith in Masterton) reported that he had made threshing machine engines in Canterbury. This seems to suggest that he is the William Watson from Lincoln.

⁷ Death Notice, Wairarapa Daily Times, 6 April 1914.

TUESDAY, JULY 23, 1872.
 BLACKSMITHS AND WHEELWRIGHTS
 STOCK-IN-TRADE, TOOLS, STEAM
 ENGINE, DWELLING-HOUSE, AND
 WORKSHOPS, FREEHOLD LAND,
 LINCOLN TOWNSHIP.
 C. C. AIKMAN is instructed by the
 Trustees of the assigned estate of
 Mr Wm. Watson, Lincoln, to sell as above,
 the whole of his
 STOCK-IN-TRADE AND TOOLS,
 Consisting of—
 A steam engine, 4 H. P., by Luxford
 and Sons, dray, spring cart, grubber,
 mowing machine, castings for reapers,
 mould boards, brasses, tools,
 about two tons iron, coal, nails, and
 many other articles too numerous
 to particularise.
 Also,
 Substantial dwelling-house of five rooms,
 in good repair, workshops and other
 buildings, with half an acre free-
 hold land in the Lincoln township.
 £100 of the purchase money can
 remain on security of the property.
 Sale at twelve o'clock.
 7-17 Terms at sale. 339

in 1867, and worked first as foreman blacksmith for the late Mr James Blyth, of Prebbleton, and then as a partner in the firm of P. and D. Duncan, the well-known agricultural engineers. It is worthy of note that he was the first in Canterbury to make the bent mould-board for ploughs, which previously had to be imported. In 1873 Mr McPherson took up a blacksmith and engineering business at Lincoln, where he resided for thirty-six years, taking an active part in the affairs of the district, being a member of the School Committee, of the Domain Board, and of the Lincoln A. and P. Association, and a staunch and devoted supporter of the Lincoln Presbyterian Church. Till he retired from business, Mr McPherson was instructor in blacksmithing to the students at Lincoln Agricultural College."

Charles McPherson married Jane Duncan (b. 1826; d. 11 Oct 1908⁸) on 31 December 1858 at Craig By Montrose, Angus, Scotland⁹. Jane was the daughter of Betty Low and Ronald Duncan, farmers near Brechin, Forfarshire in Scotland¹⁰. On 30 August 1867 they arrived in Lyttleton aboard the *Blue Jacket* after sailing from Plymouth with their two daughters Betsy Jane (b. Abbey Paisley, Renfrew, Scotland, 26 December 1859) and Margaret (b. Abbey Paisley, Renfrew, Scotland, 2 August 1861). Also on board was David Duncan and his family (wife Mary, two daughters, and son John). David was Jane's brother, who was coming to join their brother Peter who had settled in Christchurch in 1863¹¹. Together they would found the well-known P. & D. Duncan Limited, the brick building of which still stands on St Asaph Street. Charles and his family lived for a while in Prebbleton and Christchurch (Cashel Street), before they purchased the blacksmith business in September 1872.

On 16 March 1889 Charles McPherson mortgaged to Frederick Pratt (Christchurch) for £95 the buildings to be insured in the name of executors of the estate. On 26 March 1892 the mortgage was transferred to Peter and David Duncan (Iron Founders, Christchurch), who were McPherson's brothers in law. On 27 October 1897 the mortgage was transferred to Charles' nephew J.B. Duncan, and on 8 June 1900 the title was released back to Charles McPherson, who paid off outstanding monies on the mortgage. Along with running the blacksmith business, Charles McPherson was the first blacksmith tutor at the Lincoln Agricultural College (now Lincoln University) from 1885-1906¹². As Neville Moar recounted in his book on the early history of Lincoln¹³, "*The McPhersons were active in village life. Charles, who would have been known to many farmers, was an early supporter of the library, a member of the school committee and involved for many years with the annual sports day. Mrs McPherson was a faithful member of the Presbyterian church and at her memorial service the officiating minister commented that she was one of the oldest and most loved residents of Lincoln village*". In 1908 Charles' daughter Margaret McPherson married James Robert Simpson of Lismore, and Charles would see out his retirement living with the couple.

When Charles McPherson retired in 1909 he sold the property to the local wheelright Charles Thomas Restall (*shown at right with his wife Mary Jane Restall*) and his son John Herbert Restall. Trading as 'C. T. Restall and Son' the pair ran a



⁸ Deaths, The Star, 12 October 1908

⁹ <https://www.familysearch.org/ark:/61903/1:1:XTVS-B8D>

¹⁰ <https://paperspast.natlib.govt.nz/newspapers/CHP19081028.2.23>

¹¹ <http://ketechristchurch.peoplesnetworknz.info/site/topics/show/1950-p-and-d-duncan-ltd#.W3NzSs4zblU>

¹² Blair (1978) *The seeds they sowed: Centennial Story of Lincoln College*, p.308. <http://livingheritage.lincoln.ac.nz/nodes/view/299>

¹³ Moar NT (2011) *Fitzgerald's Town*, p.59.

wheelright, undertaker and blacksmith business. In September 1912 Charles retired, and *The Press* published a description of his property, which was for sale at the time: "*The property comprises 2 Houses - one of 8 and the other of 5 rooms - large Wheelwright's Workshop, well fitted up with all requisites; large Blacksmith's shop, 2 Forges, Lathe, and all requisite tools.*" However, it seems that the property and business never sold, and when Charles died in April 1918 it was taken over by his son John as executor of his will.

The business experienced difficult times through the 1920s, and in 1926 John found it necessary to sell the property due to bankruptcy. In *The Press* it was reported that the business had been operated in two separate parts, the blacksmiths and the wheelwright's yard. When John had taken over the blacksmith business it was "*very involved financially*" and he could not keep it, but rented it out at 15 shillings a week. However the shop was untenanted for long periods, and those that did tenant the shop often left owing significant sums of money. Unable to make an income running the shop as a blacksmiths, John eventually let it out as a residence for 10 shillings a week. After needing to go into hospital for an operation, and subsequently being off work for a period of time, the financial pressures became too much and he filed for bankruptcy.

The property was sold to Cyril William Robson for £352 on 18 October 1926. Robson published an advertisement in the *Ellesmere Guardian* notifying the public that he had "*commenced business as general blacksmith, shoer and wheelwright*" with "*farm implements a speciality*" (right). However, less than one year after purchasing the property Robson sold it to Thomas John Keast.

C. W. ROBSON

LINCOLN,

Wishes to notify the public that he has commenced business as

GENERAL BLACKSMITH, SHOER AND WHEELWRIGHT.

Farm Implements a Speciality.

All Classes of Repair Work executed with dispatch.

Your patronage solicited.

Owners and occupiers: The next 100 years (1926 - present)

BUILDING, DECORATING, ETC.

T. J. KEAST

BUILDER & CONTRACTOR, Lincoln.
Wheelwrighting, Painting, Decorating,
Plumbing, etc.

Hot water services a specialty.

Gates and Hurdles made to order.

Only the best of materials, and all workmanship guaranteed. Prices strictly moderate. Work undertaken in any part of district. Prompt, efficient, service. Estimates gladly given.

The *Ellesmere Guardian* ran an article stating that "*Mr T. J. Keast, who is very favourably known in the district, has set up in business at Lincoln as a builder and contractor. He also intends to do wheelwrighting, painting, decorating and plumbing work, and is prepared to install hot water systems.*" Advertisements were run in the *Ellesmere Guardian*, such as that shown (left) from 4 November 1927. The Keast family lived in the house for almost 50 years. Aerial photographs from the VC Browne & Son collection, taken in 1947, show the house and section as it was while they were living there. The photos (*next page*) show that the original blacksmith and fitting shops were still standing in 1947.

They formed an L-shaped building fronting the section (the dimensions of the small side of the L match those for the fitting shop reported in *The Star* on 3 April 1871). The building was also present in aerial photographs taken in 1957, but had been demolished by 1963. The Keasts extracted water from a metal encased borehole (discovered outside the kitchen during concrete removal in 2018) and had a hand-operated pump to use this source of water for the garden. An outdoor shed (removed in 2018) visible in the 1947 photograph served both as the laundry and a honey-processing area (for the hives which are also visible in the aerial

photograph)¹⁴. In the side view of the house (*bottom, next page*) it is possible to see the room at the back of the house with the second chimney. The main brick chimney of the house is also clearly visible in this photograph.



¹⁴ From discussions with Margaret Phillips (nee Keast)



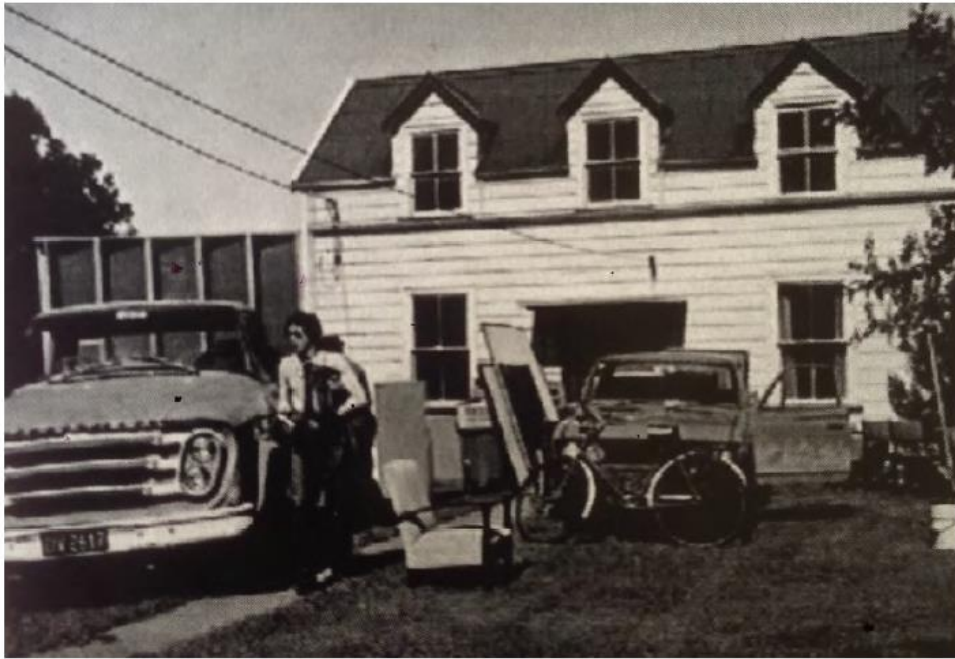
Thomas died, aged 63, on 11 January 1962. On 21 January 1972 Ida Margaret Keast (Thomas's widow) subdivided the section and sold the section of 14 William Street to Harry Alfred Bond and his wife Anita Frances Bond, who then sold it to Lillian Pearl Eilken. From March 1979 till November 1980 Conrad and Lillian Eilken rented the property to the Lincoln Community Care Association (*right*). Their niece was one of the first



Registered Nurses who worked with or for the Association¹⁵. A photograph of the cottage from the early 1980s (*below left*), soon after the Community Care Association had moved from the premises, shows that the verandah had been added by this time. Also, the position of the chimney had moved to its current position, relative to where it had been previously. The lounge extension was probably also done around this time. The cottage was purchased by Euan and Jenny Nicol, and by the early 1990s had been repainted in yellow. The front garden was also established at this time (*below right*). In 2002 the property was purchased by Jeff and Simone Weston, who lived there for 15 years until it was purchased by Jamie Wood and Theresa Cole in March 2017.

¹⁵ Patrick Nicholas (Lincoln Community Care Association) pers comm. 2018





Top: Community Care Association moving into 14 William Street, March 1979. Photo from Lincoln & Districts Community Care, First 30 year history booklet. **Bottom:** Newspaper clipping showing 14 William Street, between March 1979 and November 1980, when rented by the Community Care Association.

The “Blacksmith’s cottage”: Dating the construction

The building is in the style of a saltbox cottage, with a pitched roof from the double-storey front part of the building sloping down to the single-storey back. The cottage stands on volcanic rock foundation stones, and the structural timbers and floorboards are constructed almost exclusively from pit-sawn kauri. The sash windows in the front bedroom and southern end of the living room may be original. The steep, narrow staircase located just inside the front door is made from kauri. Beneath the stairs, Victorian-era blue and purple wallpaper still covers a horse-hair plaster and lath wall, and kauri match-lined walls are preserved under gib and plaster in different parts of the house. All these features are typical of cottages built from the mid 19th Century up until the 1880s.

The earliest record of the existing cottage that I can find is from an advertisement in *The Press*, on 17 July 1872, which mentions the upcoming auction of the estate of Mr William Watson of Lincoln (see page 2 above). Included in the items to be auctioned were a “*Substantial dwelling-house of five rooms, in good repair, workshops and other buildings, with half an acre free-hold land*”. This record demonstrates that the existing cottage must have been built sometime between June 1865 (when the land was first purchased) and July 1872.

Given the substantial value increase between when the land was first purchased by Gray on 17 June 1865 (£15) to when it was sold a year later on 25 August 1866 (£140), it seems likely that the house was built between these dates. Moreover, as Gray and Watson were advertising for a blacksmith on 30 December 1865, the construction of the main buildings on the section had probably been completed by late 1865. Even at the later date of 1872 the house would be the oldest remaining building in Lincoln, and if built in 1865 (as seems likely), could be almost a decade earlier than other existing pioneering-era buildings such as Liffey Cottage (1875), Pioneer Hall (1874) and Tod Cottage (late 1870s).

The “Blacksmith’s cottage”: Renovations and layout

The Press (17 July 1872) described the cottage as a “*Substantial dwelling-house of five rooms*”. With two rooms downstairs at the front of the house and two rooms upstairs, this suggests that the entire back of the house (current kitchen and bathroom) were a single room.

There are a couple of pieces of evidence for renovations made to the cottage by Charles McPherson in the late 1870s. First, wallpaper preserved beneath the staircase has a newspaper backing that is a copy of *The Press* from 9 May 1879. Second, bricks found around the property and which are likely to have come from one of the demolished brick chimneys (visible in 1947 photograph of house but gone by the 1980s) date to this time. The frogs of the bricks include:

- K Manufactured by Henry B Kirk of Lyttleton from the 1860s -1888¹⁶;
- RS The most common frog, manufactured by Royse, Stead & Co. of Heathcote Valley from 1875 – c.1882¹⁷
- WN Made by William Neighbours, Christchurch, from 1858¹⁶ – 1883¹⁸
- BI Made by Brightlings Brickworks, Heathcote Valley¹⁶, date uncertain
- W Made by Wigram Bros., Woolston¹⁶, date uncertain

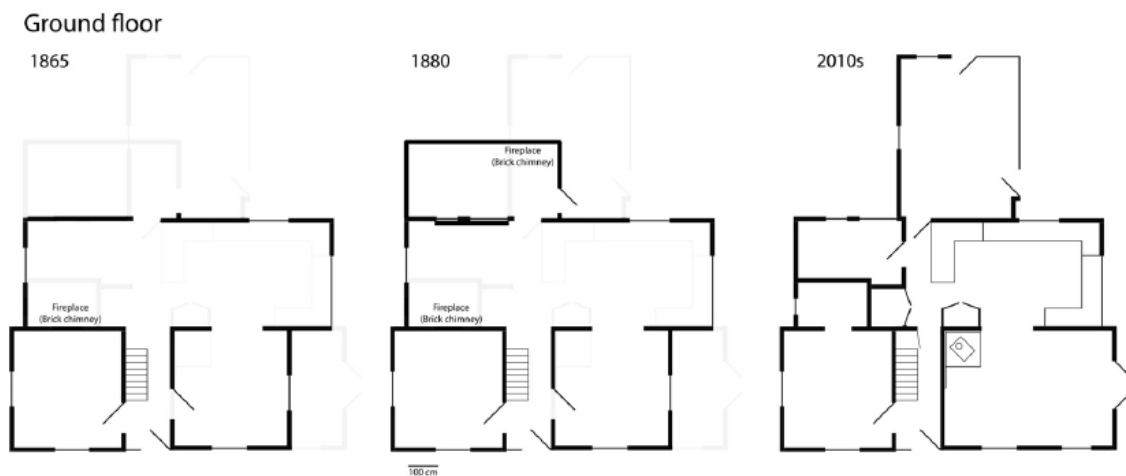
¹⁶ <http://bickler.co.nz/bricks/canterbury.php>

¹⁷ The changing face of a 19th century farmstead <http://blog.underoverarch.co.nz/tag/buildings-archaeology-2/>

¹⁸ <http://www.stuff.co.nz/the-press/news/city-centre/8973983/SCIRT-work-uncovers-Christchurch-past>

The position of one chimney present in the 1947 photograph, and the preserved foundation which still exists beneath the house, indicate there was formerly a fireplace where the walk-in-wardrobe is now. The chimney in Liffey Cottage serves to vent both the kitchen stove, and a separate firebox on the reverse side in the lounge at the front of the cottage. This is likely to have also been the way it functioned in the Blacksmith's Cottage. The outline of the house in aerial photographs up until the 1980s indicates an extension to the back of the house, and shadows indicate there was also a chimney here. This extension would have brought the minimum number of rooms in the house to six, and so it seems likely this was added after the 1872 description of the house having five rooms. It is possible that the bricks dating to 1875-1882 came from this chimney, which could have been added by McPherson at this time. Bricks from these dismantled chimneys were used to build the brick wall around the fireplace in the current lounge.

In 2018 Margaret, the daughter of Thomas and Ida Margaret Keast (nee Millar), recalled that in her childhood (1940s) the room currently the Master bedroom (downstairs, front of house on south side) was a sitting room, and the current lounge (downstairs, front of house on north side) was her bedroom. The current kitchen was a sun room, and her brother's room was upstairs. The second bedroom upstairs was partitioned, with half being a play room and the other being for Thomas' ham radio equipment. Many of the rimu door frames, windows and skirting boards appear to be later additions which would probably date to the time of Keast (1920s-40s?).



Reconstructed plan views of ground floor of cottage at 14 William Street, Lincoln. The 1865 plan (at time of construction) is based on a newspaper report stating the house had 5 rooms at this time (2 being upstairs).

Selwyn District Council

Variation to the Proposed District Plan - Heritage



Prepared for: Jon Trewin, Strategy & Policy Planner, Selwyn District Council
Prepared by: Dr Ann McEwan, Principal, Heritage Consultancy Services

9 May 2022



Heritage
Consultancy
Services

The Brief

To assess the risk to heritage values in Lincoln, Prebbleton and Rolleston if the intensification of sites provided for by the Medium Density Residential Standards (MDRS) takes place on properties adjacent to scheduled heritage items. This report addresses sites that are adjacent to 19 specified heritage items that are scheduled in the Proposed District Plan.

Author

Dr Ann McEwan is an independent heritage consultant with over 30 years' experience in the historic heritage sector. She lectured in Art and Architectural History at the University of Waikato for ten years before establishing Heritage Consultancy Services in 2006. Since then she has been engaged by government departments, territorial authorities, mana whenua and private property owners to provide heritage assessment, policy and management advice, and to peer review the work of other professionals in the field.

In the last 15 years Dr McEwan has undertaken heritage assessment work in relation to the district plan reviews undertaken by Thames-Coromandel, Waikato, Selwyn, Timaru, Waimakariri, Gore, and Kaipara District Councils, and Nelson City Council. In 2014-2015 and 2021 she peer-reviewed built heritage statements of significance for Christchurch City Council. Ann has served on the Auckland Council (2010-17) and Hamilton City Council (2014-16) Heritage Advisory Panels and the Waipa Heritage Kaitiaki Working Group (2017-19). In 2015-16 and 2021 she was a Professional Teaching Fellow in the School of Architecture and Planning at the University of Auckland.

Review of specified sites to assess risk to heritage values:

HH24 former Lincoln Public Library / Pioneer Hall & HH25 Lincoln Coronation Library

HH24 and HH25 share a common heritage setting, which is bordered by Kildare Terrace in the west, Gerald Street in the south, and Liffey Place/James Street in the east. The setting, which is bisected by the L1 Creek, is located within the larger context of the Lincoln Domain; the domain also features a number of Notable Trees and Ngā Wai SASM 47. On the opposite side of James Street is St Stephen's Anglican Church [see below], which means that the nearest sites with development potential are to the north-west and north-east of the heritage setting of HH24 and HH25.

The two-storey buildings that are currently extant at 20 Kildare Terrace and 1 James Street provide some sense of the potential scale of future development on these sites, assuming they were subject to the MDRS. In neither case are the heritage values of the two heritage items greatly affected. The carpark at the corner of Kildare Terrace and Gerald Street, which is zoned Town Centre, was Lincoln's 'Market Place' in the early 20th century. Only the development of this site has the potential to affect the heritage values of the Pioneer Hall; suggesting that the carpark should either be rezoned or that some provision for managing height, size and scale could be considered for this lot.



Detail from CHC_A_11744, dated June 1912. LINZ.

HH26 St Stephen's Anglican Church, Lincoln

The setting of this church is entirely determined by the adjacent streets; James Street, Fitz Place and Edward Street. Protection of heritage items and their settings to the east (HH32) and west (HH25) of the church will also provide a buffer for development. The two-storey building at 1 James Street, given its height and proximity to the road boundary, provides some sense of the visual impact that may occur if intensification of the neighbouring residential properties takes place. Given the size of the church's 'island' setting, it is not considered that intensification of nearby properties will have a notable effect on the heritage values of the building.

HH27 former Murray / Liffy's / Liffey Cottage, Lincoln

This building, which was moved to this site in the late 1970s, is located immediately to the north of Lincoln Union Church [HH29, see below]. The setting of the church provides a development buffer for the cottage, as does the reserve at the rear of the site, part of which is included in the extent of setting of the heritage item. Housing development occurred to the north and east of the cottage site in the early 2000s; should redevelopment take place in future it is unlikely to have a significant impact on the heritage values of the cottage.

HH28 former St Stephen's vicarage, Lincoln

The former vicarage is located on a back section on the south side of Gerald Street; the extent of setting includes the driveway that provides access to the dwelling. The subject lot was created by subdivision in 1989. The house can be glimpsed from the roadway but the property is largely obscured by the housing that has been erected along Gerald Street since the 1990s. Future redevelopment of the neighbouring lots may further screen the heritage item from view but, as is the case today, will not substantially undermine its existing heritage values.

HH29 Lincoln Union Church

The church is located immediately to the south of Liffey cottage [HH27, see above]. The former Lincoln Presbyterian Church manse [HH325, see below] is to the south of the church site; these two heritage items are separated by a single residential lot at 126 James Street. The extent of setting of the church offers it protection from inappropriate subdivision, use and development and the cottage setting also provides a development buffer to the north. The current house at 126 James Street dates to the later 1960s; redevelopment of this property could have a minor effect on the contextual values of HH29 and HH325 but, providing it is of a residential nature, would not diminish the historical or architectural values of either heritage item.

HH30 Homestead Building / Ivey Hall (including Memorial Hall), Lincoln University

The extent of setting for the Homestead Building / Ivey Hall (including Memorial Hall) is intended to protect the historical, architectural and contextual values of the building within the context of a large campus that is constantly undergoing development. The setting is sufficient to protect the heritage item and further campus development, including the conservation of the heritage item, will maintain and enhance the heritage values of the building.

HH32 'Spring Grove', former Cooke house, Lincoln

This house is located on the opposite side of Fitz Place from St Stephen's Anglican Church [HH26]; the church site therefore offers a partial buffer to the potential effects of the MDRS. While the property currently encompasses the vacant lot at 11 Fitz Place this land parcel is not included in the heritage setting and could be redeveloped without diminishing the heritage values of the scheduled item. Largely screened from view from the roadway by hedging and mature trees, the heritage item has been set within a residential streetscape since the mid-20th century; further development may highlight the dwelling's historic origins but will not significantly compromise its heritage values.

HH33 'Springside' farmhouse, former Tod cottage, Lincoln

This 1870s cottage has been set within a suburban residential streetscape since the 1970s; the lot on which it stands was created by a 1971 subdivision. Redevelopment of neighbouring properties will likely highlight the dwelling's historic origins but will not significantly compromise its heritage values.

HH34 Prebbleton Soldiers' Memorial

The memorial's setting encompasses the land on which the item and the original portion of the Prebbleton Hall, which forms its backdrop, are located. Redevelopment of neighbouring properties will likely highlight the memorial's

historic origins and cultural significance but will not significantly compromise its heritage values; assuming that such development does not create an incentive to relocate the hall and memorial to another site.

HH35 All Saints' Anglican Church, Prebbleton

The extent of setting for this heritage item is intended to protect the church from inappropriate subdivision, use and development. The block bounded by Norris and William Streets, Blakes and Springs Roads, has undergone residential development since the mid-20th century. Two other heritage items [HH328 and HH330] are located within the same block and the combined settings of HH35 and HH330 mean that the full length of Springs Road between Blakes Road and Williams Street has been identified for heritage protection. Further development of the Prebbleton School site will be in keeping with the historic relationship between the Anglican church and local education. Redevelopment of the residential properties on Blakes Road to the north-west of the church site will have minimal impact on the church property's multiple heritage values.

HH210 Rolleston Hotel

The heritage setting of the Rolly Inn is bordered by SH 1, Brookside Road and, to the west, by a neighbouring commercial property that has recently been redeveloped. Historically Rolleston has largely developed since the mid-20th century, with residential development in nearby Byron Street occurring in the later 1960s. Residential development and/or redevelopment in Brookside Road will have a negligible impact on the heritage values of the hotel, although it may incentivise the redevelopment of the rear elevation of the hotel, which in turn would likely necessitate a resource consent.

HH321 Young Farmers' Club Memorial Hall, Lincoln University

The extent of setting for the Young Farmers' Club Memorial Hall is intended to protect the historical, architectural and contextual values of the building within the context of a large campus that is constantly undergoing development. The setting is sufficient to protect the heritage item; further development at the campus will maintain and enhance the historic heritage values of the building.

HH322 'Ivey's Cottage', Lincoln

The extent of setting for 'Ivey's Cottage' is intended to protect the historical, architectural and contextual values of the building within the context of a large campus that is constantly undergoing development. The setting is sufficient to protect the heritage item and further campus development will maintain and enhance the historic values of the building.

HH323 'The Springs' O'Callaghan farmhouse, Lincoln

[This property is currently subject to Plan Change 69.] The extent of setting of the heritage item is limited to the immediate garden surrounds of the dwelling, notwithstanding the potential archaeological values of the property. Redevelopment of the property as a whole will likely draw attention to the later 19th century origins of the house, thus providing evidence of the historic rural landscape to the south of Lincoln township.

HH325 former Lincoln Presbyterian Church manse

Lincoln Union Church [HH29, see above] is to the north of the former manse site, the two heritage items being separated by a single residential lot at 126 James Street. Residential development in the vicinity of the former manse has occurred since the later 1960s. Redevelopment of 126 James Street could have a minor effect on the contextual values of both HH29 and HH325 but, providing it is of a residential nature, would not diminish the historical or architectural values of either heritage item. Future redevelopment of the residential lots to the south of the former manse along East Belt would likely serve to highlight the heritage item's late 19th century history and styling but have minimal effect on its heritage values.

HH328 former All Saints' Anglican Church parsonage, Prebbleton

The block bounded by Norris and William Streets, Blakes and Springs Roads, has undergone residential development since the mid-20th century. Two other heritage items [HH35 and HH330] are located within the same block and all three share a common establishment history. Redevelopment of the residential properties on Norris Street will likely

serve to highlight the mid-19th century origins of the former parsonage but have a minimal impact on the item's heritage values.

HH329 former Blyth house, Prebbleton


Development in the vicinity of the intersection of Springs and Tosswill Roads, whether for light industrial, hospitality, commercial or residential purposes, has occurred since the mid-19th century. Redevelopment of the residential properties on Tosswill Road will likely serve to highlight the historic origins of the scheduled dwelling but have minimal impact on the item's existing heritage values.

HH330 former Prebbleton School teacher's house

The block bounded by Norris and William Streets, Blakes and Springs Roads, has undergone residential development since the mid-20th century. Two other heritage items [HH35 and HH328] are located within the same block and the combined setting of HH35 and HH330 means that the full length of Springs Road between Blakes Road and William Street has been identified for heritage protection. Redevelopment of the residential properties on William Street will likely serve to highlight the later-19th century origins of the former teacher's house but have minimal impact on the item's heritage values.

Conclusion

In summary, the MDRS appears to pose little risk to the heritage values of the specified heritage items listed above. The setting of each scheduled item has been mapped to protect the specified historic heritage resource from inappropriate subdivision, use and development; therefore activity beyond the extent of setting should have minimal heritage impacts, notwithstanding that it will alter the appearance of the wider context. It is noted that development of neighbouring properties has the potential to trigger the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act, in the event that the potential for discovery of pre-1900 archaeological evidence can be demonstrated.

A handwritten signature in black ink, appearing to read 'Ann McEwan', is written over a light blue rectangular background.

Dr Ann McEwan