

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH055
HERITAGE ITEM NAME former Rowe cottage
ADDRESS 47 Edward Street, Rangiora
PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H057 **HNZ LIST NO. & CATEGORY** 3768 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 2 DP 22648

VALUATION NUMBER 2166149700

DATE OF CONSTRUCTION c.1878? + c.1892?

**ARCHITECT/DESIGNER/
BUILDER** Michael Rowe & JM Rowe, owner/builders?

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, east-facing elevation has bullnose veranda carried on paired posts and terminated by gabled bay. Lower-level gabled brick wing at rear of house with lean-to on south side is the earliest part of the dwelling. Double-hung sash windows and panelled entrance door.

MATERIALS/STRUCTURE

Brick, timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Timber, villa style addition to east (c.1892?).

SETTING

The dwelling stands on the west side of Edward Street, close by its intersection with Wales Street. A picket fence and cottage garden define the road boundary. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

Rural Section 917 was subdivided by James (John?) Fitzgerald in the mid-1870s; this created Albert, Edward, Prince, Duke (previously Of Street) and Wales Streets. Michael Rowe (1837-1913) was an early North Canterbury settler who acquired the two parcels at the corner of Edward and Wales Streets in November 1878. Rowe established a brick and pipe works in Edward Street, opposite George Rowley's brick yard on the north side of Wales Street. It appears that the first, brick stage of the subject cottage was built by Rowe in the late 1870s. Rowe conveyed the property at 47 Edward Street to his son, John Michael Rowe (1864-1936), in June 1892. Five years later Rowe senior transferred five other parcels in the block to Rowe junior. Some of these sections were sold in 1921, with the remainder, including the subject parcel, remaining in the Rowe family. After c.1891 Rowe junior focused the family business on concrete pipe manufacture, a successful business he operated until shortly before his death at his Edward Street home in January 1936. JM Rowe was a member of the Loyal Rangiora Lodge for over 40 years and was married to Emily Jack, with whom he had five children, and Ellen Hall. The house remained in the Rowe family until 1960; it has since passed through a number of other hands but remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Rowe cottage has historical significance for its association with the Rowe family and, more generally, the residential development of Rangiora in the late 19th century. The cottage represents the typical 19th century pattern of manufacturers living close by their business premises and also indicates the influence of the railway line (opened 1872) in attracting industrial enterprises that wished to use it for carrying freight.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Rowe cottage has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Rowe cottage has architectural significance as an additive vernacular dwelling that was likely designed and built, in two stages, by Michael and JM Rowe. The later, timber addition overlooking Edward Street demonstrates the emerging influence of the villa style.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Rowe cottage has technological and craftsmanship significance for the evidence it provides of Victorian building materials and methods. It appears likely that bricks from Michael Rowe's brickworks were used in the construction of stage one of the cottage.

CONTEXTUAL SIGNIFICANCE

The former Rowe cottage has contextual significance for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the colonial settlement and development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Rowe cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Rowe cottage has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Rowe family and their local brick and pipe manufacturing business. The former Rowe cottage has cultural value

as a demonstration of the way of life of its early residents and architectural significance as a colonial vernacular dwelling built in two stages. The former Rowe cottage has technological and craftsmanship significance for its Victorian construction methods and materials and contextual significance for the contribution it makes to the historic character of Edward Street. The site of the former Rowe cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

- *Press* 31 March 1874, p. 3; 15 June 1891, p. 7; 3 January 1936, p. 10.
- *Lyttelton Times* 27 May 1913, p. 8; 10 December 1913, p. 1.
- *Star* 25 August 1914, p. 6.
- *North Canterbury Gazette* 3 January 1936, p. 5; 14 January 1938, p. 2.
- <http://www.heritage.org.nz/the-list/details/3768>
- Archives New Zealand.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.

REPORT COMPLETED

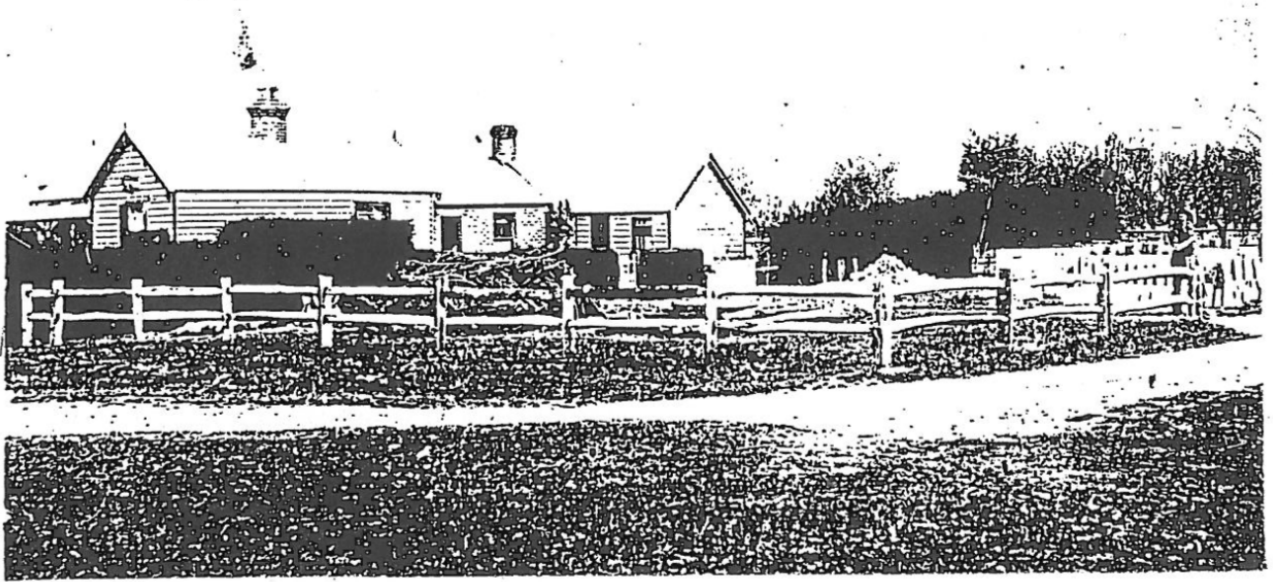
2 March 2019

AUTHOR

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Extent of scheduling, former Rowe cottage, 47 Edward Street, Rangiora.



Early view of cottage at 47 Edward Street Rangiora
with original brick building in the centre.
Source: Rangiora Museum

WDC file.