

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Campbell rental cottage

ADDRESS 5 Meadow Street, Kaiapoi

PHOTOGRAPH



(Dr A McEwan, 21 December 2018)

DISTRICT PLAN ITEM NO. H015 **HNZ LIST No. & CATEGORY** 3751 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 446221

VALUATION NUMBER 2175232600

DATE OF CONSTRUCTION late 1870s

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with S-shaped footprint, saltbox and gabled roof forms. Principal, south-facing elevation has concave veranda carried on plain posts; central panelled entry flanked by double-hung sash windows. Gabled wing at rear projects from north-east corner; some multi-pane casement windows.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, bluestone foundation blocks, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Reroofed & window in south-east room installed (later 1980s). Rear extension (c.1990, Tony Ussher, architect). Chimney partially removed (c.2011).

SETTING

The dwelling stands on the north side of Meadow Street, east of its intersection with Cass Street and close to its intersection with Oram Place. Hedging defines the road boundary and a mature tree shades the house. The wider suburban residential setting contains a mix of later 19th and 20th century housing stock; St Bartholomew's Anglican Church (H032) is to the west. 3 Meadow Street shares the same development history as the cottage at #5; 7 Meadow Street is also a scheduled heritage item (H022). The extent of scheduling is limited to the

immediate setting of the cottage, notwithstanding the potential archaeological values of the land parcel as a whole.

HISTORY

In March 1856 the Canterbury Association transferred a large, triangular plot of land at Kaiapoi, bounded to the north by Smith Street and Beach Road and to the west by Cass Street, to the Church Property Trustees (Anglican). Part of RS 320, this parcel included the land on which Meadow Street was laid out in 1859. In August 1858 the CPT transferred the land to one of the Beswick brothers, possibly Dr Samuel Beswick, who in turn conveyed parts of the plot to various parties in late 1858 and early 1859. The plot on which 5 Meadow Street is now located was transferred to James Wylde in August 1858. Wylde leased the property, possibly to his brother-in-law Alfred Rich, in 1861 and then sold it to (George?) Weston in 1864. Weston transferred the property to (William?) Morgan three years later. In 1875 the property passed to (Josiah?) Birch, who sold it to William Campbell, a local storekeeper, two years later. Campbell appears to have built the rental cottages at 3 and 5 Meadow Street in c.1878/1880 judging from the mortgages he raised in those years with the Northern Land and Building Society. After he was declared bankrupt the two cottages, then rented to Mrs Spillard and Mr W Wright, were auctioned on behalf of the building society in September 1887. The property has passed through a number of hands since that time and was subdivided in 1893; this created the separate lots on which the matching cottages at 3 and 5 Meadow Street now stand. A boundary adjustment with 3 Meadow Street was undertaken in c.2011 and the cottage remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Campbell rental cottage has historical significance for its association with the residential development of Kaiapoi in the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Campbell rental cottage has cultural value as a demonstration of the way of life of its early tenants and later owner-occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Campbell rental cottage has architectural significance as a vernacular dwelling that has been extended in a compatible style. The designer of the cottage is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Campbell rental cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is currently unknown.

CONTEXTUAL SIGNIFICANCE

The former Campbell rental cottage has contextual significance for the contribution it makes to the historic character of its suburban setting, its relationship to the contemporary cottages at 3 and 7 Meadow Street, and the visual evidence it provides of the colonial development of Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the 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 Campbell rental cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with the residential development of colonial Kaiapoi and cultural value as a demonstration of the way of life of its early tenants and later owner-occupiers. The former Campbell rental cottage has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. The former Campbell rental cottage has contextual significance for the contribution it makes to the historic character of Meadow Street and its relationship with the contemporary cottages on either side. The site of the cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

- *Press* 3 September 1864, p. 1; 20 November 1886, p. 2, 14 September 1887, p. 4.
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- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <https://www.heritage.org.nz/the-list/details/3751>
- <https://libraries.waimakariri.govt.nz/heritage/local-history/people-of-waimakariri/james-wylde-1825-1908>
- https://libraries.waimakariri.govt.nz/_data/assets/pdf_file/0008/5021/History-of-Kaiapoi-Street-Names.pdf
- Archives New Zealand.

REPORT COMPLETED

9 March 2019

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Extent of scheduling, limited to immediate setting, former Campbell rental cottage, 5 Meadow Street, Kaiapoi.