

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH039
HERITAGE ITEM NAME former Dickie cottage
ADDRESS 259 Williams Street, Kaiapoi
PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H019 **HNZ LIST NO. & CATEGORY** 3678 / 1
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 320188

VALUATION NUMBER 2175128900

DATE OF CONSTRUCTION 1871?

**ARCHITECT/DESIGNER/
BUILDER** William Dickie, owner/builder?

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half storey dwelling with rectangular footprint, saltbox roof and lean-to addition at rear. Principal, east-facing elevation has convex veranda carried on posts with decorative brackets and frieze; central entry is flanked by double-hung sash windows. Corbelled external chimney on north wall; windows in gable ends light attic rooms.

MATERIALS/STRUCTURE

Timber framing; rusticated, lapped and board and batten timber cladding, brick, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Kitchen chimney removed; window and bathroom at rear added (1940s/1950s). Wrought iron decoration on veranda removed by the Thompsons and later restored (post-1989). Veranda reinstated (early 2010s).

SETTING

The dwelling stands on the west side of Williams Street, roughly midway between Sims Road in the south and Dale Street in the north. The town centre of Kaiapoi is to the south. A picket fence defines the road boundary and the cottage is set back some distance from the road. 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

Scottish immigrants William and Isabel Dickie arrived in New Zealand aboard the *Metropolis* in 1863. William Dickie worked as a farm labourer and came before the courts on a number of occasions for drunkenness and wandering stock. The Dickies acquired land in Williams Street in 1871 and appear to have built a cottage on the site before selling the property to William and Benjamin Smith in 1873. After passing through a number of hands the cottage was owned by the Thompson family between 1925 and 1989. It has changed hands a number of times since then and remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Dickie cottage has historical significance for its association with William and Isabella Dickie and, through much of the 20th century, the Thompson family. The house represents the colonial residential development of Kaiapoi by British immigrants.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Dickie cottage has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Dickie cottage has architectural significance as a vernacular dwelling that retains a good level of authenticity. The designer/builder of the cottage is assumed to be William Dickie.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Dickie cottage has technological and craftsmanship value for the evidence it provides of mid-Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Dickie 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 development of Kaiapoi.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

SUMMARY OF HERITAGE SIGNIFICANCE

The former Dickie cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with William and Isabella Dickie and the Thompson family, as well as the residential development of colonial Kaiapoi, and cultural value as a demonstration of the way of life of its early residents. The former Dickie cottage has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its mid-Victorian construction methods and materials. The former Dickie cottage has contextual significance for the contribution it makes to the historic character of Williams Street and its site has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

- *Press* 8 May 1863, p. 3; 27 August 1872, p. 3; 5 January 1934, p. 2.
- *Lyttelton Times* 29 June 1870, p. 3; 25 May 1888, p. 4; 23 June 1913, p. 1.
- *North Canterbury Gazette* 5 January 1934, p. 2; 9 January 1934, p. 4.
- *Star* 7 September 1896, p. 3.
- <http://www.heritage.org.nz/the-list/details/3678>
- Archives New Zealand.
- <http://don-donovan.blogspot.com/2009/12/nz-house-cottage-30-no259-williams.html>

REPORT COMPLETED

29 March 2019

AUTHOR

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Extent of scheduling, former Dickie cottage, 259 Williams Street, Kaiapoi.