

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No. HH040
HERITAGE ITEM NAME former Hean cottage
ADDRESS 7 Meadow Street, Kaiapoi
PHOTOGRAPH



(Dr A McEwan, 21 December 2018)

DISTRICT PLAN ITEM NO. H022 **HNZ LIST NO. & CATEGORY** 3820 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 27593

VALUATION NUMBER 2175232700A

DATE OF CONSTRUCTION c. 1879?

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

One-and-a-half-storey dwelling with rectangular footprint, double-gable saltbox roof and gabled addition at rear. Principal, south-facing elevation has convex veranda carried on plain posts with shaped boards; central entry with sidelights is flanked by paired double-hung sash windows. Some multi-pane casement windows.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Internal alterations and rear extension (date unknown).

SETTING

The dwelling stands on the north side of Meadow Street, east of its intersection with Cass Street and opposite its intersection with Oram Place. A paling fence defines the road boundary. There are two other dwellings on the same lot at the rear of the cottage. 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. 5 Meadow Street is also a scheduled heritage item (H015). 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 7 Meadow Street is now located was transferred to John Fuller in January 1859. Fuller conveyed the property to (?) Goodman in October 1877 and less than two years later (May 1879) Goodman sold the property to John Davis (Dorn?) Hean, who had previously lived in Peraki Street. Hean (c.1835-95?) spent time on the Australian goldfields after emigrating from England and arrived in New Zealand in c.1861. He then spent four years on the goldfields in Otago and the West Coast before settling in Kaiapoi, after a visit to England, in 1868. In Kaiapoi Hean and his wife Ann had eight children and John worked on the railways for nine years; it appears he built the cottage in Meadow Road after his retirement. Hean, who was a 'staunch advocate for temperance', owned the property until February 1887 when it was conveyed to (?) Graham. J & M Graham held the property in 1922; it was later owned by AJ Becks and, having changed hands, was subdivided to its current extent in 1962. The property was surveyed for three flats in 1997; the historic cottage remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Hean cottage has historical significance for its association with JD Hean and his family and the residential development of Kaiapoi in the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Hean cottage has architectural significance as a vernacular dwelling that retains a good level of authenticity. The designer of the cottage is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Hean 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 Hean 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 5 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 Hean cottage has overall significance to Kaiapoi and the Waimakariri district as a whole. The dwelling has historical significance for its association with John and Ann Hean and their 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 Hean cottage has architectural significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. The former Hean cottage has contextual significance for the contribution it makes to the historic character of Meadow Street and its relationship with the contemporary cottages in Meadow Street. The site of the cottage has potential archaeological values in view of the dwelling's age.

HERITAGE CATEGORY

B

REFERENCES

- *Press* 3 September 1864, p. 1; 2 April 1925, p. 13; 29 March 1997, p. 41.
- *Lyttelton Times* 6 April 1859, p. 3; 9 April 1859, p. 3; 11 December 1879, p. 13; 30 May 1895, p. 1.
- *Globe* 31 October 1879 p. 1.
- *Star* 1 June 1895, p. 7.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <https://www.heritage.org.nz/the-list/details/3820>
- Archives New Zealand.

REPORT COMPLETED

9 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, limited to immediate setting, former Hean cottage, 7 Meadow Street, Kaiapoi.