

ITEM NUMBER:

NAME: Chalmers' Cottage
 LOCATION: 41 Warren Street/corner of Helwick Street, Wanaka
 GPS Point: 169.13798, -44.69821
 Constructed: Circa 1880 or later
 Building Type/Use: Cottage/residential
 Materials: Timber & corrugate

Style: Colonial
 Architect: Not known
 Builder: Not known
 HNZPT List: 9045
 Valuation number: 2905316100
 Legal Description: Section 16 Block XXX (CT OT1D/19), Otago Land District

Condition: Generally good

Heritage Assessment	
Historic and Social Value -	High
Cultural and Spiritual Value -	Low/moderate
Architectural Value -	Moderate
Townscape/ Contextual Value -	Moderate
Rarity and Representative Value -	High
Technological Value -	Low
Archaeological Value -	Low-Moderate
Overall Heritage Value -	Moderate

DISTRICT PLAN STATUS

This structure is a Category 3 item.

SUMMARY OF SIGNIFICANCE (SECTION 26.6 EVALUATION CRITERIA)

Historic and Social

The cottage likely has an association with the town and two local families in the slaughterhouse/butchering business since circa 1880. It is probably one of the oldest remaining buildings in the town and survives from the days when Wanaka/Pembroke was a very small settlement based around farming, mining, and a fledgling tourism industry.

Cultural and Spiritual

The cottage has some low to moderate cultural value as an example of how local inhabitants lived in the late 19th century.

It is considered to have no spiritual significance and is not of special significance to takata whenua.

Architectural

Based on the photographic evidence from 1908 (Photo 1), it can be seen that the alteration and refurbishment of the cottage in the mid-1990s largely returned the building to its original architectural form and bulk. In this respect, it remains reasonably intact architecturally. The following are considered as being of importance to the architectural significance/value of the cottage:

- The roof form (gabled front and rear lean-to);
- The form of the four elevations with emphasis on the simplicity of the design, the symmetry of the north elevation and the presence and style of the two stone chimneys to the west elevation;
- The design and appearance of the 6 over 6 paned timber windows.

Townscape and Contextual

The density of later 20th century development in the streets around the cottage has diminished its townscape and contextual value and it is not considered a landmark building. It is however important as defining the junction of Helwick Street and Warren Street as part of

the original settlement pattern of Pembroke and as having pre-1900 human occupancy. At a very local level, it does provide an element of visual interest and amenity.

Rarity and Representative

The cottage has high significance for its rarity as one of Wanaka/Pembroke's surviving early buildings and for its domestic architectural style in the town.

Technological

Whilst repairs and refurbishment have been carried out in keeping with the historic character of the cottage, it is not considered to have significant technological value for construction techniques or materials.

Archaeological

As a pre-1900 site of human activity and a surviving early building for the town, the site is considered to have a low to moderate archaeological significance.

DESCRIPTION

The front elevation of the cottage faces roughly northwest (towards the lake). For the purposes of this report, it is described as the north elevation. Hence, the elevation faces Helwick Street is the east elevation and the Warren Street one is the south elevation.

The cottage is a single-storey, timber-framed building comprising a gabled main structure (facing the lake) and a rear-to. The principal materials are:

- Roof cladding – corrugated iron/modern pre-finished steel;
- External wall cladding – painted timber weatherboards of varying age;
- Chimneys – two tall stone-built chimneys on the east elevation of the cottage; one serving the main structure and the other the lean-to;
- Rainwater fittings – modern pre-finished steel;
- Windows – glazed painted timber; and
- Doors – painted timber.

The accommodation is arranged as:

- Entry/hall;
- Living room (east) with fireplace;
- Bedroom (west);
- Lean-to comprising a kitchen with fireplace & wood-burner, bedroom (west) and bathroom/WC (west).

At the front of the cottage is a timber-framed pergola and at the rear is an outbuilding with carport. The rear garden and part of the boundary facing Helwick Street has a dry-stone wall. All these structures are modern (constructed by the present owners) and outside the scope of the District Plan Heritage Status.

Since 1994, refurbishment works have included:

- Some plasterboard internal linings;
- Windows installed either side of the north chimney;
- New northwest window (front elevation);
- Roof cladding repairs/renewals;
- Some new external weatherboards (with saw marks specified as a feature);
- Rainwater gutters and downpipes.

Remaining heritage fabric (where visible) includes:

- Some wall and roof framing;
- 6 over 6 timber windows (except northwest unit);
- Stone chimneys;
- Some internal linings;
- Doors;
- External weatherboards to the east elevation.

HISTORY

The following history is partly summarised from the New Zealand Heritage List report for the building.

Sections 15 and 16 Block XXX, Town of Pembroke (the former name for Wanaka up until 1940) were granted to Archibald Chalmers, Pembroke butcher, on 19th September 1883 (and formalised by grant of a title in September 1886). However, the annotation 'Chalmers House' is written across these sections on a survey plan of June 1880 (SO 14787).

Chalmers is said to have arrived in the district in 1866 and was initially involved in agriculture and mining in the Cardrona area. Together with his business partner, John Kerin, he established a slaughter yard and butchery in Pembroke in late 1879. The site of a slaughter yard is shown on the other side of Warren Street in the June 1880 survey plan. In September 1880, Chalmers & Kerin were advertising (in the Cromwell Argus) their 'extensive butchering business' in Pembroke for sale and it was described as comprising a butcher's shop, residence, slaughter yards, etc.

Section 16, Block XXX, Pembroke was advertised for sale by auction in Cromwell as part of a Crown Lands sale (together with Sections 1-15) on 20th October 1881. Section 16 was noted as having a rates valuation on it of £60 suggesting that it had a building(s) on it.

Unfortunately, no clear photographic evidence has been found to say for certain that the cottage on Section 16, Block XXX dates from Chalmers occupation of the site. The vernacular style of the cottage suggests that it dates from the 1870s/1880s and, therefore, that it is Chalmers' house. However, Chalmers committed suicide in 1886 and the property passed to John Ironside (his then business partner) and later to John Keith Ironside (his son, who continued the butchering business), so it is possible its origins lie with this later family. Like Chalmers, the Ironsides were known locally for their slaughterhouse business, which served Pembroke and Cardrona. The property remained in the Ironside or Matheson family (Ironside's daughter married a Matheson) until 1967.

The Cyclopaedia of New Zealand [1905] notes that around the turn of the century Pembroke was becoming increasingly known as one of the 'pleasure resorts' of Lake County (the first hotel on the lake had opened in 1867 and was said to be the first building in the town), but that the 1901 census has recorded a population of only 130. As late 1940s and 1950s aerial photographs show that Wanaka remained a small settlement well into the second half of the 20th century when its population grew and it developed as a tourist town spurred on, in the 1960s & 70s, by the creation of the local ski fields.

The first known photograph of the cottage was taken at John Ironside's funeral in 1908, where it can be seen in the background (Photo 1). The form and materials of the cottage are clearly evident.

Photo 2 is a cropped image from a 1951 Whites Aviation aerial. It shows the area around the cottage as still being largely undeveloped, although the cottage itself had been added to at the front and there was an outbuilding at the rear.

Subsequent owners, post-1967, have been:

- Thelma Crawford 1967
- Ronald Gilbert 1967-1969
- Lindsay Weir 1969-1978
- George Speed 1978-1981
- Gerald and Margaret Jackson 1981-1993
- Murray Colson and Deborah Campbell 1993
- William McMahan 1993-1994
- John and Elisabeth Elliott 1994-present

The current owners purchased the property in 1994 and refurbished it at that time (photos 6-8), including removing the front extension and adding the current rear outbuilding/car port.

LANDSCAPE SUMMARY

The density of later 20th century development in the streets around the cottage has consumed the cottage and it is no longer the built feature in the landscape that it once was. It does however remain important as defining the junction of Helwick Street and Warren Street as part of the original settlement pattern of Pembroke and as being a pre-1900 site of human occupancy.

SOURCES

CROMWELL ARGUS, VOLUME XI, ISSUE 566, 14 SEPTEMBER 1880

OTAGO WITNESS, VOLUME 22, ISSUE 1563, 22 OCTOBER 1881

LAKE COUNTY PRESS, VOLUME III, ISSUE 189, 29 APRIL 1886

LAKE COUNTY PRESS, ISSUE 2627, 13 APRIL 1916

FILE NOTES

N/A

ASSESSMENT PREPARED BY:

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ADDITIONAL REFERENCES ATTACHED

Images & photographs – see below



Photo 1 John Ironside's funeral in 1908 with his cottage in the rear (Photograph included in the HNZPT List report and provided by the nominator, Heritage New Zealand file 12013-1423)



Photo 2 A cropped image from a Whites Aviation aerial photograph taken in 1951 (Tiaki IRN 669952) showing the cottage with an extension to the front, an outbuilding at the rear and substantial trees to the north.



Photo 3 North elevation – Origin Consultants 28 June 2019



Photo 4 West elevation – Origin Consultants 28 June 2019



Photo 5 West and south elevations and modern outbuilding/carport – Origin Consultants 28 June 2019



Photo 6 Refurbishment c. 1994 – photo supplied by present owners



Photo 7 Refurbishment (north elevation) c. 1994 – photo supplied by present owners



Photo 8 Rebuilding of much of the lean-to and refurbishment c. 1994 – photo supplied by present owners

ENTERED BY:
PHOTOS BY:

DATE ENTERED:
DATE TAKEN:

Appendix 3

CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

1. Historic and Social Value

Whether the feature reflects characteristics of national and/or local history.

With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.

Whether the feature is significant in terms of a notable figure, event, phase or activity.

The degree of community association or public esteem for the feature.

Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

2. Cultural and Spiritual Value

Whether it is of special significance to takata whenua.

Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

3. Architectural Value

Whether the building or structure has architectural or artistic value.

Whether the feature represents a particular era or style of architecture or significant designer.

Whether the style of the building or structure contributes to the general character of the area.

The degree to which the feature is intact.

Whether the building or structure has undergone any alteration, thereby changing the original design.

4. Townscape and Context Value

Whether the feature plays a role in defining a space or street.

Whether the feature provides visual interest and amenity.

Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

5. Rarity and Representative Value

Whether the feature is a unique or exceptional representative of its type either locally or nationally.

Whether the feature represents a way of life, a technology, a style or a period of time.

Whether the feature is regarded as a landmark or represents symbolic values.

Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

6. Technological Value

Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.

Whether the building or structure is representative of a particular technique.

7. Archaeological Value

Significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.