

**TIMARU DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**HERITAGE ITEM NAME** Bluestone Villa, former Vincent House

**ADDRESS** 40 Maltby Avenue, Timaru

**PHOTOGRAPH**



(HNZPT)

**FORMER DISTRICT PLAN ITEM No.** NO. 15      **HNZ LIST No. & CATEGORY** 7116 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** Lot 1 DP 20626

**VALUATION NUMBER** 2498147500

**DATE OF CONSTRUCTION** c.1910-11

**ARCHITECT/DESIGNER/  
BUILDER** Alfred Vincent, builder/quarryman

**STYLE** Bay villa

**PHYSICAL DESCRIPTION**

Single-storey, north-facing bay villa with hipped roof forms and irregular footprint. Gabled bay terminates veranda sheltering main entry. Corbelled chimneys, double-hung sash windows, faceted bay window beneath checkerboard pattern gable end. Limestone window surrounds and quoins. Rear lean-to.

**MATERIALS/STRUCTURE**

Bluestone (basalt), limestone, brick and corrugated metal.

**ADDITIONS/ALTERATIONS**

Unknown, if any.

**SETTING**

The house stands on the south side of Maltby Avenue, between Otipua Road in the west and Rathmore Street in the east. On the opposite side of the avenue from the house is access to West End Park. The extent of setting is the land parcel on which the house is located.

## **HISTORY**

Quarryman and stonemason Alfred Vincent (c.1855-1943) is believed to have built this house in c.1910-11. Vincent emigrated from Cornwall, England in 1874 and was a member of the Loyal Timaru Lodge. As the Vincent family lived in Wilson Street, which would have been closer to Alfred's Waimataitai Quarry, the Maltby Avenue house was most likely built as a rental or as a speculative house for resale. The house has passed through several hands since 1914, in which year Vincent's quarry lease expired and he offered his stone crushing plant for sale. Maltby Avenue, between Otipua Road and Rathmore Street, was subdivided by AEG Rhodes in March 1904 and the first mentions of the street appear in the *Timaru Herald* in March 1905. The villa site was subdivided for John Greig in 1959.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

The bluestone villa has historical significance for its association with Alfred Vincent and the people, including the Wallis and Greig families, who lived in the house. The house also demonstrates the development of Maltby Avenue in the early 20<sup>th</sup> century.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The bluestone villa has cultural value as a demonstration of the way of life of its early residents.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The bluestone villa has architectural value as an example of an Edwardian bay villa that appears to have been designed and built by the property's first owner.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The bluestone villa has technological and craftsmanship significance for its stone masonry construction and detailing.

## **CONTEXTUAL SIGNIFICANCE**

The bluestone villa has contextual significance as a local historic feature within suburban Timaru. Other early 20<sup>th</sup> century dwellings are located in Maltby Avenue but the house at #40 stands out by virtue of its construction materials.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the villa post-dates 1900 any potential archaeological values its site may have would likely relate to the earlier pastoral development of the land.

## **SUMMARY OF HERITAGE SIGNIFICANCE**

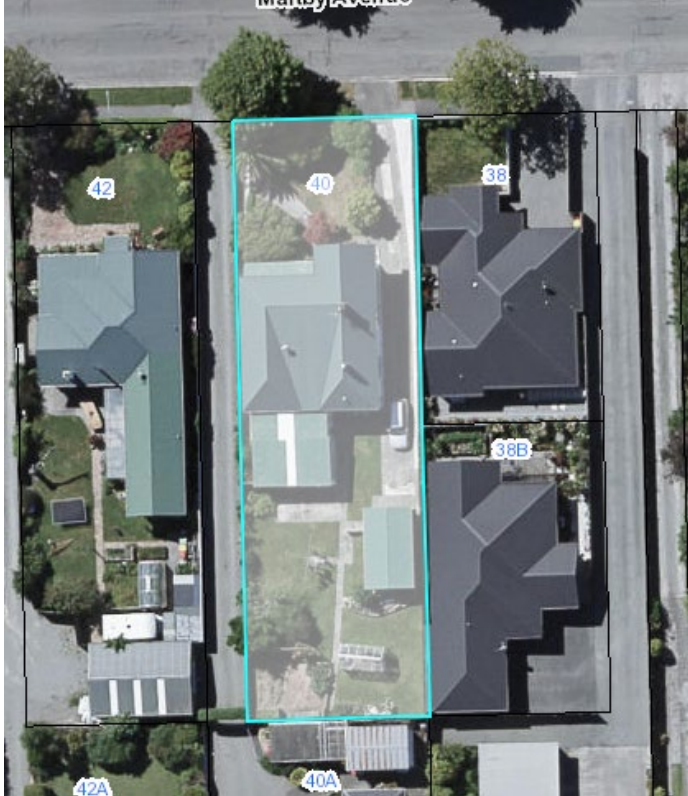
The bluestone villa has overall heritage significance to Timaru and Timaru district as a whole. The house has historical significance for its association with Alfred Vincent and the early 20<sup>th</sup> century development of Maltby Avenue and cultural value as a demonstration of the way of life of its former residents. The bluestone villa has architectural value as an Edwardian bay villa and technical and craftsmanship significance for its masonry construction using locally quarried bluestone. The bluestone villa has contextual significance as a local historic feature; its site may have limited archaeological values in view of the post-1900 construction date of the house.

## **HERITAGE CATEGORY**

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## REFERENCES

- *Timaru Herald* 21 April 1884, p. 3; 12 July 1887, p.3; 30 March 1905, p. 3; 13 September 1907, p. 1; 8 July 1909, p. 2; 13 August 1909, p. 2; 8 July 1911, p. 1; 17 February 1912, p. 2; 18 July 1913, p. 12; 11 June 1914, p. 12; 30 July 1914, p. 9; 23 April 1920, p. 10.
- *Temuka Leader* 15 December 1900, p. 4.
- *Ashburton Guardian* 19 February 1907, p. 2.
- <http://www.heritage.org.nz/the-list/details/7116>
- Wisers's Street Directories, various dates, see research file.



Extent of setting, 40 Maltby Avenue, Timaru.