

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME 'Balmoral Cottage', former Quin/Fahey residence

ADDRESS 137 Talbot Street, Geraldine

PHOTOGRAPH



(Dr J Wilson, September 2018)

FORMER DISTRICT PLAN ITEM NO. No. 110 **HNZ LIST NO. & CATEGORY** 2023 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 40946

VALUATION NUMBER 2475124600

DATE OF CONSTRUCTION c.1885?

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Double-bay villa

PHYSICAL DESCRIPTION

Single storey dwelling with rectangular footprint and gabled roof forms. Symmetrical façade has faceted bay windows framing central recessed porch sheltered by extension of the main roof. Double-hung sash windows, main entrance door has a narrow fanlight, end doors off porch are also panelled. Corbelled chimneys, bungalow style (casement and fanlight type) bay window on north elevation. Quoins frame gabled bays on façade.

MATERIALS/STRUCTURE

Brick, timber, corrugated iron.

ADDITIONS/ALTERATIONS

Lean-to addition at rear, bay window installed on north elevation (date unknown). Cast iron lacework removed from veranda (c.2017).

SETTING

The cottage stands on the east side of Talbot Street, south of its intersection with Huffey Street. The Waihi River is to the east and the Geraldine Cemetery is on Huffey Road to the west. Two 1874-75 immigrants' cottages are located on the opposite side of Talbot Street and the former Methodist Church (Gospel Hall, 1908) is further south on the same side of Talbot Street. The extent of setting is the land parcel on which the cottage is located.

HISTORY

This cottage was likely erected in the mid-1880s by John and Mary Quin on Lot 1 of Healey's township, John Thompson's 1873 survey of the Suburbs of Geraldine (DP 19). The Quins had married at Ashburton in 1880 and settled in Geraldine three years later. They had four children. JA Quin (1841-1923) was a member of the Temuka Road Board in 1883 and the Geraldine Road Board in 1887; it was reported that he left his wife in May 1892. Mary Quin (nee Revell, 1853-1918) took in boarders to 'Balmoral Cottage' and married James Fahey there on 28 May 1902, after her divorce from John Quin had been settled. James Fahey died in 1910 and Mary died eight years later. The subdivision that created the parcel on which the cottage stands was undertaken in 1977. The house remains in residential use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Balmoral Cottage' has historical significance as the former home of the Quin/Fahey family, particularly in regard to Mary Quin who took in boarders after her husband left her. The dwelling also represents the colonial development of Geraldine.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Balmoral Cottage' has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Balmoral Cottage' has architectural significance as a mid-Victorian double bay villa with vestigial classical styling evident in the symmetry of the façade and the quoin blocks framing the gabled bays. The designer is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Balmoral Cottage' has technological and craftsmanship significance for its brick construction and detailing.

CONTEXTUAL SIGNIFICANCE

'Balmoral Cottage' has contextual significance as a notable historic feature on Talbot Street at the southern approach to the town centre. Along with a number of 19th and early 20th century buildings in the vicinity, and the Geraldine Cemetery, 'Balmoral Cottage' contributes to the historic character of the streetscape and marks the southern extent of one of the earliest surveys of suburban Geraldine.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site has potential archaeological significance relating to the property's colonial use and development.

SUMMARY OF HERITAGE SIGNIFICANCE

'Balmoral Cottage', the former Quin/Fahey residence, has overall heritage significance to Geraldine and Timaru district as a whole. The cottage has historical significance for its association with the Quin/Fahey family and the colonial development of Geraldine. 'Balmoral Cottage', the former Quin/Fahey residence, has cultural value as a demonstration of the way of life of its past residents and architectural significance as a mid-Victorian double-bay villa. 'Balmoral Cottage', the former Quin/Fahey residence, has technological and craftsmanship significance for its brick construction and detailing and contextual significance as a local historic feature. As 'Balmoral Cottage', the former Quin/Fahey residence, pre-dates 1900 its site has potential archaeological significance relating to the development of the property.

HERITAGE CATEGORY

B

REFERENCES

- *Temuka Leader* 6 December 1883, p. 3; 11 June 1887, p. 2; 6 August 1887, p. 4; 4 June 1891, p. 3; 6 February 1902, p. 4; 14 June 1902, p. 4; 14 August 1902, p. 4.
- *Star* 30 May 1902, p. 3.
- Births, Deaths and Marriages Online.
- <http://www.heritage.org.nz/the-list/details/2023>



Extent of scheduling, 137 Talbot Street, Geraldine.