

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Lynch Cottage
ADDRESS 36 Alexandra Street, Temuka

PHOTOGRAPH



(TDC)

FORMER DISTRICT PLAN ITEM No. No. 126 **HNZ LIST No. & CATEGORY** n / a
(at time of assessment)

LEGAL DESCRIPTION Lot 1 DP 74845

VALUATION NUMBER 2478040000

DATE OF CONSTRUCTION c.1886

**ARCHITECT/DESIGNER/
BUILDER** GH Lynch, owner/builder?

STYLE Vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with double-L shaped footprint and gabled roof forms. Principal north-facing elevation has a central entry flanked by a projecting gabled bay on the west side. Another gabled bay projects from the west elevation and there is a monopitch service wing at the rear. Corbelled chimney, quoins in contrasting stone/plasterwork, diamond panel within gable end of north-facing bay. Bracketed window sills.

MATERIALS/STRUCTURE

Brick, plaster/limestone, corrugated metal.

ADDITIONS/ALTERATIONS

Windows replaced with multi-pane aluminium sash windows (date unknown). Side wing added (date unknown).

SETTING

The cottage stands on the south side of Alexandra Street within the block bounded by Maude Street to the west and Guise Street to the east. Vehicle access is available from both Alexandra and Guise Streets. The dwelling is set back a little from the roadway behind a low hedge. The extent of setting is the land parcel on which the house is located, partly in light of the potential archaeological values of the property.

HISTORY

In June 1881 the Arowhenua Township Immigrants' Sections were laid out in Temuka. Title was issued for Lot 733 to George Henry Lynch, Arowhenua labourer, in November 1886. Lynch (c.1850-1936?) was a bricklayer from Berkshire in England and he had arrived in New Zealand with his wife Emma and their three children in 1874. The couple appear to have had another five children once in New Zealand. Lynch had established himself as a bricklayer, slater and plasterer in Temuka by August 1878. He is believed to have built the family's Alexandra Street home. Lynch transferred the property to George Judson, a local carrier, in May 1895. In January 1905 Judson sold to Laurence and Mary Thomson, who in turn sold the lot in April 1911 to James Pedder, a Temuka accountant. A little over a year later Pedder sold the property to retired railway 'servant' John O'Connor and it remained in his family until 1920. The property, still in two parcels including the one to the south at what is now 35 Guise Street, was owned by Clarence Stratford, a Temuka labourer, from 1946 until 1989. Subdivisions in 1958 and 1995 reduced the setting of the cottage to its present dimensions. It is not clear how the cottage came to be known as 'Hope Cottage', given that it was never owned by the Hope family, members of whom lived elsewhere in Temuka. In 1916 a sale advertisement for a two-acre property in Alexandra Street detailed a 7-room dwelling "known as 'Hope Cottage'", but this does not tally in any way with the Lynch cottage, which was owned by the O'Connors through 1912-20. The cottage remains in residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Lynch cottage has historical significance as the former home of George Lynch and his family and for its association with the later 19th century growth and development of Temuka.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Lynch cottage has cultural value as a demonstration of the way of life of its working class residents and for the esteem in which it is held as one of Temuka's historic homes.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Lynch cottage has architectural significance as a vernacular cottage built, most likely, by its first owner. The quoins and other plaster/limestone detailing on the facade of the cottage attests to an Italianate influence and the desire of the builder to give a vernacular cottage some architectural pretensions.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Lynch cottage has technological and craftsmanship significance as a Victorian brick dwelling that was likely intended to showcase the skills of its owner/builder.

CONTEXTUAL SIGNIFICANCE

The former Lynch cottage has contextual significance as a notable historic feature within the streetscape of suburban Temuka.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

SUMMARY OF HERITAGE SIGNIFICANCE

The former Lynch cottage has overall heritage significance to Temuka and the Timaru district as a whole. The cottage has historical significance for its association with the Lynch family

and the 19th century development of Temuka. The former Lynch cottage has cultural value as a demonstration of the way of life of its past residents and architectural significance as a vernacular cottage with Italianate influences. The former Lynch cottage has technological significance for its brick construction and plaster/limestone detailing and contextual significance as a local historic feature. As the former Lynch cottage pre-dates 1900 its site has potential archaeological significance relating to the development of the property.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 14 September 1904, p. 2; 11 February 1908, p. 2; 9 July 1916, p. 12.
- *Temuka Leader* 3 August 1878, p. 1; 28 September 1878, p. 2; 11 June 1879, p. 1; 26 January 1886, p. 2; 21 December 1899, p. 2; 10 December 1891, p. 3; 3 July 1902, p. 3; 6 June 1903, p. 2; 4 April 1911, p. 1; 21 November 1911, p. 2; 19 July 1928, p. 2; 17 July 1930, p. 2.
- *Press* 19 September 1884, p. 2.
- *Star* 16 November 1888, p. 3.
- *Lyttleton Times* 2 November 1889, p. 3.
- NZ Shipping Lists; available online.
- Births, Deaths and Marriages Online.



Extent of scheduling, 36 Alexandra Street, Temuka.