

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Former Maslin / Elliott cottage

ADDRESS 192 Talbot Street, Geraldine

PHOTOGRAPH



(Dr J Wilson, September 2018)

FORMER DISTRICT PLAN ITEM NO. No. 111 **HNZ LIST NO. & CATEGORY** 2025 / 2
(at time of assessment)

LEGAL DESCRIPTION Lot 4 DP 33

VALUATION NUMBER 2475120600

DATE OF CONSTRUCTION c.1876?

**ARCHITECT/DESIGNER/
BUILDER** WS Maslin, builder?

STYLE Vernacular

PHYSICAL DESCRIPTION

Single storey dwelling with L-shaped footprint and gabled roof forms. Principal, east-facing elevation has a central entry flanked by double-hung sash windows. Veranda, supported by timber posts with decorative brackets, is terminated by a lean-to addition to the north. Multi-pane casement windows in lean-to addition. Gabled wing, with lean-to, at rear of cottage is at right angles to lean-to of main section. Finials atop gable ends.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, vertical boarding on northern lean-to addition; corrugated iron roofing.

ADDITIONS/ALTERATIONS

Lean-to addition to the side (north elevation); windows in this section later replaced (post-1993). Veranda partially enclosed (pre-1983) and then reinstated. Gabled addition with lean-to at rear (west elevation). Adjacent shop erected (c.1897).

SETTING

The cottage stands on the west side of Talbot Street on a property bounded by Kennedy Street to the south. Immediately adjacent to the cottage is a shop (heritage item 111A) and hitching post. The dwelling is set back from street frontage behind a wire fence with timber gate. The extent of setting is the land parcel shared by the cottage and adjacent shop, in view of the potential archaeological values of the property as a whole.

HISTORY

The land on which this cottage stands was part of a Borough of Geraldine survey undertaken by the surveyor John Thompson in 1874 (DP 33). Title was first issued to Charlotte Arabella Maslin, a widow, in October 1874, the property having been transferred to Mrs Maslin (1819-89) by her son William. Charlotte raised a mortgage in December 1875, which may relate to the construction of the cottage. She transferred the property to Nathaniel Dunlop, a local merchant, in 1888. In 1897 Dunlop transferred the property to Amos Sherratt, a Geraldine financial agent; it later passed to the executors of his estate in 1900. The house on the site was described as having 8 rooms in the sale notice for Dunlop's property, suggesting that some, if not all, additions to the cottage had been undertaken by this time. Sherratt called tenders for a shop in May 1897. In 1901 the title was transferred to George Herbert Bryant, a local baker and confectioner. Bryant sold to John Boughton, a draper, in February 1902, after which he (Bryant) became a publican in Winchester. Thomas Elliott (c.1861-1919), also a draper, took possession of the cottage and shop in May 1906. The Elliott family retained the property until the early 1990s; the house remains in residential use today.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Maslin/Elliott cottage has historical and social significance as the former home of Charlotte Maslin and, for most of the 20th century, the Elliott family. The dwelling also represents the colonial development of Geraldine and the common social pattern of combined residential and commercial use for town centre and crossroads sites since c.1897.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Maslin/Elliott cottage has cultural significance as a demonstration of the way of life of its early residents, particularly those who owned and operated the shop built on the corner of the site in c.1897. WS Maslin's entry in the *Cyclopedia of New Zealand* (1903) records that meetings of the Methodist Church were held in his mother's house for some years.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Maslin/Elliott cottage has architectural value as a vernacular cottage that appears to have been sympathetically enlarged before 1897.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Maslin/Elliott cottage has technological and craftsmanship value for its colonial timber construction and detailing. The cottage may have been built by William Maslin for his mother, given that Maslin followed his father (Caleb) in to the timber trade before becoming a storekeeper and, after 1883, an auctioneer.

CONTEXTUAL SIGNIFICANCE

The former Maslin/Elliott cottage has contextual significance as a historic feature on the southern approach to the town centre. It shares the property with a late 19th century shop (heritage item 111A), which is sited on the street corner and gives added prominence to the cottage.

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

The former Maslin/Elliott cottage has overall heritage significance to Geraldine and the Timaru district as a whole. The cottage has historical and social significance for its association with Charlotte Maslin, the Elliott family, and the colonial development of Geraldine. The former Maslin/Elliott cottage has cultural significance as a demonstration of the way of life of its former residents and architectural value as a mid-Victorian vernacular cottage. The former Elliott cottage has technological value for its timber construction and detailing, possibly by WS Maslin, and contextual significance as a local historic feature. As the 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* 21 January 1902, p. 3; 10 April 1919, p. 6; 15 August 1919, p. 3.
- *Temuka Leader* 11 October 1883, p. 3; 17 September 1889, p. 2; 4 January 1894, p. 3; 26 November 1896, p. 2; 15 May 1897, p. 2; 9 August 1900, p. 3; 14 March 1901, p. 3; 11 February 1902, p. 2; 10 January 1903, p. 2; 20 January 1903, p. 2; 15 October 1907, p. 2; 1 October 1908, p. 2; 12 April 1928, p. 2; 14 April 1928, p. 3.
- *Press* 1 November 1893, p. 6; 29 November 1893, p. 6.
- *Star* 18 March 1901, p. 3.
- Births, Deaths and Marriages Online.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.heritage.org.nz/the-list/details/2025>
- <http://sites.rootsweb.com/~nzlscant/Maslin.htm>
- <http://www.heritage.org.nz/the-list/details/9946>



Extent of scheduling, encompassing shop and cottage and that portion of the road reserve on which the shop veranda and hitching post are located, 192 Talbot Street, Geraldine.