

TIMARU DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Former Butchers' Cool Store and Glasshouse

ADDRESS 478 Fairview Road, Claremont

PHOTOGRAPH



(HNZPT)

FORMER DISTRICT PLAN ITEM No. HHI-182 **HNZ LIST No. & CATEGORY** 9940 / 2
(at time of assessment) Former No. 99

LEGAL DESCRIPTION Lot 1 DP 80646

VALUATION NUMBER 2485010300

DATE OF CONSTRUCTION later 1870s?

**ARCHITECT/DESIGNER/
BUILDER** Edwin Butcher, owner/builder

STYLE Rural vernacular

PHYSICAL DESCRIPTION

One-and-a-half storey farm building with rectangular footprint, gabled roof and side lean-tos. Weatherboard gable end inset with loading door; glasshouse along the northern elevation; cob lean-to along the southern. Brick base to glasshouse with glass set in wooden frames.

MATERIALS/STRUCTURE

Cob, timber, brick & corrugated iron.

ADDITIONS/ALTERATIONS

Unknown, if any

SETTING

The former cool store and glasshouse is set back from the road on the north side of Fairview Road, directly west of its intersection with Barton Road. Saltwater Creek borders the property to the north. Two other scheduled heritage items (former stable & washhouse) stand close by. The extent of setting is limited to the immediate environs of the three heritage items, rather than the land parcel as a whole. It is noted that the HNPT list entry for the cool store describes the setting as being a two metre curtilage on each side of the building.

HISTORY

Edwin Butchers (aka Butcher, 1840-1913) was born in Kent, England and emigrated to New Zealand in 1864. He commenced farming at Fairview in 1872, two years before he married Mary Ann Lawrence (died 1906). The couple had five children. Edwin Butchers farmed and established a commercial orchard on his property, which included a cob homestead and outbuildings, including a cool store for his apples and pears. Butchers left an estate valued at £7575 when he died in 1913, at which time he was said to be the oldest resident in Fairview. A 1999 subdivision created the parcel on which the former cool store and glasshouse is now located. The property was still in family ownership in the early 21st century.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Butchers' cool store and glasshouse has historical significance for its association with the Butchers family and the development of horticulture in the area.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Butchers' cool store and glasshouse has cultural value as a demonstration of the practice of horticulture in the district.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Butchers' cool store and glasshouse has architectural significance as a vernacular horticultural building designed to be fit for purpose. It is assumed that Edwin Butchers designed and built the structure, possibly drawing upon the vernacular building traditions of his home county in England.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Butchers' cool store and glasshouse has technological and craftsmanship significance for its cob construction and timber detailing. Cob was a popular colonial building material and the cob outbuildings on the Butchers' property are notable survivors of their type and age.

CONTEXTUAL SIGNIFICANCE

The former Butchers' cool store and glasshouse has contextual significance as one of three historic cob buildings on the site of Butchers' orchard and farm. The buildings are visible from Barton Road, directly opposite the Barton Rural School.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cool store and glasshouse pre-dates 1900 its site has potential archaeological significance relating to the structure's construction, the development of the Butchers' property and, more generally, horticulture in the district.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Butchers' cool store and glasshouse has overall heritage significance to Claremont and Timaru district as a whole. The building has historical significance for its association with Edwin Butchers and his successful orchard business and cultural value as a demonstration of the way of life of several generations of the same rural family. The former Butchers' cool store and glasshouse has architectural significance as a vernacular farm building and technical and craftsmanship significance for its cob construction using material sourced on the property. The former Butchers' cool store and glasshouse has contextual significance as a local historic feature and in relation to two other cob buildings on the site. The former Butchers' cool store and glasshouse has potential archaeological significance in view of its pre-1900 date of construction.

HERITAGE CATEGORY

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REFERENCES

- *Timaru Herald* 29 September 1906, p. 1; 31 May 1909, p. 2; 28 February 1913, p. 6; 1 March 1913, p. 2; 9 October 1913, p. 1.
- *South Canterbury Times* 30 December 1893, p. 3.
- *Press* 1 May 1896, p. 3; 17 November 1925, p. 12.
- *Sun* 6 September 1918, p. 8.
- *Ashburton Guardian* 2 September 1913, p. 4.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.heritage.org.nz/the-list/details/9940>



Extent of setting [subject to survey], cool store marked by star, 478 Fairview Road, Claremont.