

ITEM NUMBER:



NAME: Stone Cottage

LOCATION: 253 Centennial Avenue, Arrowtown

GPS Point: 44°57'54.36"S, 168°51'11.03"E

Constructed: c. 1887 – 1890s

Building Type/Use: Colonial cottage with
revetment wall and well

Materials: Rubble/stacked schist
and iron/steel

Style: Vernacular building

Architect: None

Builder: John & Daniel Shanahan

HNZPT - The List: N/A

Valuation number: 2907130002

Legal Description: Section 5 SO 445725

Condition: Fair – some repair required

Heritage Assessment

Historic and Social Value -	High
Cultural and Spiritual Value -	Moderate
Architectural Value -	High
Townscape/Contextual Value -	High
Rarity and Representative Value -	High
Technological Value -	High
Archaeological Value -	High
Overall Heritage Value -	High

DISTRICT PLAN STATUS

This is a stone cottage with a revetted stone wall at the change in ground level to the rear and stone-lined (water) well close to the boundary to the east of the building. These structures are considered to be **Category 2 items**.

SUMMARY OF SIGNIFICANCE

Historic and Social

The stone cottage is associated with the Shanahans, an early settler family whose descendants have contributed to local, national and international history. It was built for Daniel Shanahan with a likely construction date of the late 1880s or early 1890s.

Cultural and Spiritual

The cottage and its associated well and revetted wall have cultural heritage value as an example of how late 19th century settler families in the District lived and the construction materials and techniques they employed.

Architectural

The cottage is a simple, vernacular building of stacked/rubble Schist and a gabled roof clad with corrugated iron. It has a high degree of originality/authenticity remaining, including to the interior. The latter is of great interest as limewashed plaster remains on the walls and the original timber floor, fireplace and a partly-dismantled timber partition dividing the interior into two rooms still exist. External architectural features of interest include the stone walls with weathered plaster/render finish, rectangular stone chimney, flat stone lintels and sills, 6 light casement windows and centrally-placed entrance door.

Townscape and Contextual

Although not visible from the road, the cottage and its associated structures can be seen from the adjoining cycle and walking path and are a strong feature of historical interest in the local landscape. The structures have 'group' value for their association with each other.

Rarity and Representative

In general terms, historic stone buildings are a threatened cultural heritage resource in the District and wider area. The stone cottage is representative of the traditional form of late 19th century vernacular dwelling for the District.

What makes this cottage a particular rarity is that it very much remains in its late 19th century appearance and condition. It is also rare that its open well remains in good condition.

Technological

The building has significance for its traditional rubble/stacked Schist masonry, which has the weathered remains of a render/plaster and limewash finish. Long flat stones have been used for lintels to the front elevation and for sills. The methods of construction of the structures, including the remaining interior features and finishes to the cottage potentially aid understanding of traditional building crafts in the District.

Archaeological

The cottage itself stands alone in a clear lawn area of land to the southeast of a modern house. Its well is located to the west and the revetted stone wall lines the change in ground level behind the building. It is possible that other domestic paraphernalia, such as an outhouse, toilet, rubbish pits and garden fence lines have been cleared from the site but remain as archaeological features within the ground.

There are mining features on the river bank close to the house and archaeology relating to a water race on the site (possibly dating from the 1860s and shown on the 1878 survey) may also remain.

DESCRIPTION

This is a small rectangular stone cottage that stands on its own in the grounds of a larger, modern house. A part of the flat site upon which the cottage stands seems to have been created by a revetted, stacked stone wall, which runs from the south-eastern boundary in a curve towards the back of the property. The stone-lined well is located close to the boundary of the site to the west of the cottage.

The cottage has a central entrance with timber, four-panel door and windows on either side. All these openings have flat, stone lintels with the windows and door deeply recessed. The windows also have flat stone sills and there is a flat threshold stone to the door.

The stacked/rubble schist stonework was originally built to a good standard incorporating some long, flat quoins and other bond stones. Some areas are finished with an external render/plaster and the cottage has been decorated externally with a limewash.

The roof slopes are clad with corrugated iron (with some modern steel flashings) and above one gable is a squat stone chimney. Windows are fitted with 6 light casements likely to retain historic plain glass.

At the time of inspection, the interior of the cottage was full of storage which meant that parts could not be seen. However, it is clear that it retains much of its historic fabric and finishes, including a timber floor, timber-boarded ceiling, plastered and limewashed walls, a fireplace and a timber partition which divides the interior in to two rooms. Some time ago the partition has been cut through just below ceiling level, but the timber lining boards remain stacked in the cottage and could be reinstated as they have been decorated with 20th century newspapers, which would give a guide to the partitions earlier form.

An opening in the rear wall of the cottage has been boarded over and it could not be seen whether this is a doorway into a rear lean-to that has been demolished.

In all, the cottage has a high level of historical authenticity. Every effort should be made in the future to retain this authenticity.

HISTORY

The first Shanahans in the District were the brothers John & Daniel and John's wife Ellen, from the village of Shanagolden, County Limerick in Ireland. The Arrowtown Burial Book has the

brothers arriving in the District some 15 years before John's death in August 1890, which would be about 1875¹.

John and his wife, Ellen had 6 children; the eldest 3 of which – John, Patrick and Daniel - were born before they came to New Zealand, probably in Ireland. A family history notes that John was a 'stonemason by trade' and that he built his own cottage and possibly one other at Arrow Flat. However, although it is mentioned in the Lakes District Museum Archives that John 'helped to build some of the arch approaches' to local bridges, there is no primary historical evidence to support this.

The stone cottage at 253 Centennial Avenue was probably built by John and Daniel Shanahan as a place for Daniel to live, away from John and Ellen's rapidly growing family. However, the construction of Daniel's cottage on Section 2, Block XXXV Arrowtown (the 19th century legal definition of the 253 Centennial Avenue site) won't have occurred until after 1887. A survey of the Arrowtown Extension area (SO 14023) was undertaken in 1878 and is a particularly detailed survey, showing water races, fence lines and building footprints. For example, John and Ellen's farm is shown in Block XXXII, to the north; however, no buildings are shown to exist on Sec 2 Block XXXV. There is a water race running across the section towards the Arrow River, but this is likely to have existed from the early-1860s, when the first concentration of alluvial mining along the Arrow occurred.

The first Certificate of Title available for the site (OT85/23) is a deed for lease and dates to July 1887 in Daniel Shanahan's name. This ties in well with the Rates information held by the Lakes District Museum,² which shows Daniel paying rates on the ~4 acres of Section 2. This Rates information also describes Section 2 as a *Paddock*.

John Shanahan died in 1890.³ If he was the builder of the cottage at 253 Centennial Avenue, then it must have been built after 1887 and before 1890.

Daniel Shanahan died at the age of 81 in 1912.⁴ He appears to have died childless and probably never married. A history of the Shanahan family, held by the Lakes District Museum, indicates that his nephew, Daniel Jnr, organised his burial and it is very likely that Daniel Jnr inherited the cottage site from his uncle; a newspaper report⁵ from 1914 documents the 'burglarious' entry of Daniel Shanahan's cottage ('close to the residence of his mother') and a sum of about £50 in notes and gold taken. This incident, however, took place *after* May of 1914, when the Certificate of Title for the land (OT85/23) suggests that the lease was forfeited due to non-payment of rates. Daniel Junior disappears from the historical record after November 1914; it is likely that he left the District.

The land does not appear to have been re-leased until 20 years later. The next Certificate of Title dates to 1934 and is in the name of Ernest Baker, a labourer. The lease existed in this name until the late 1980s, when Ernest Baker died, aged 77,⁶ and his executors took on the lease. The freehold title for the land was issued in 1992 (OT14B/982) to Victor and Alison Baker. Victor was presumably a descendant of Ernest Baker. By 2011, the cottage site had been transferred to its current owners.⁷

¹ Arrowtown Burial Book

² Information from the Lakes District Museum

³ Arrowtown Burial book

⁴ QLDC Cemeteries Information

⁵ Otago Daily Times, Issue 16240, 25 November 1914, Page 6

⁶ QLDC Cemeteries Information

⁷ Certificate of Title: 567174

John Shanahan's descendants have not only contributed to local history, but who have also played highly important roles in national history and, in the case of two of the members, international history. For further information, see the assessment for 'Shanahan's Cottage', Arrowtown Golf Course.

LANDSCAPE SUMMARY

Small, low-key settler cottages and homesteads are an important element of the Central Otago landscape. They add scale, texture and historical interest. Even if not visible from major thoroughfares and public areas, they are important for the glimpses of the past that they provide when they do appear in view. The subject stone cottage and its associated structures are integral to the local landscape on the outskirts of the town and provide features of interest along the cycle and walking path.

SOURCES

Melissa & Aden Forrest
Lakes District Museum
LINZ
QLDC
Salmond Reed Architects

FILE NOTES

N/A

ADDITIONAL REFERENCES ATTACHED



South-west (front) elevation

ENTERED BY:

PHOTOS BY: Robin Miller

DATE ENTERED:

DATE TAKEN: February 2015



North-west elevation

ENTERED BY:

DATE ENTERED:

PHOTOS BY: Robin Miller

DATE TAKEN: February 2015



North-east elevation with boarded-over opening

ENTERED BY:

DATE ENTERED:

PHOTOS BY: Robin Miller

DATE TAKEN: February 2015



South-east elevation

ENTERED BY:

DATE ENTERED:

PHOTOS BY: Robin Miller

DATE TAKEN: February 2015



Interior with timber-lined ceiling and remains of a timber-lined partition

ENTERED BY:

DATE ENTERED:

PHOTOS BY: Robin Miller

DATE TAKEN: February 2015



Interior with plastered and limewashed walls

ENTERED BY:

DATE ENTERED:

PHOTOS BY: Robin Miller

DATE TAKEN: February 2015



Stone-lined well to the west of the cottage

ENTERED BY:

DATE ENTERED:

PHOTOS BY: Benjamin Teele

DATE TAKEN: February 2015



Part of the revetted stone wall

ENTERED BY:

DATE ENTERED:

PHOTOS BY: Benjamin Teele

DATE TAKEN: February 2015

Appendix 3

CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

1. Historic and Social Value

- Whether the feature reflects characteristics of national and/or local history.
- With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.
- Whether the feature is significant in terms of a notable figure, event, phase or activity.
- The degree of community association or public esteem for the feature.
- Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

2. Cultural and Spiritual Value

- Whether it is of special significance to takata whenua.
- Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

3. Architectural Value

- Whether the building or structure has architectural or artistic value.
- Whether the feature represents a particular era or style of architecture or significant designer.
- Whether the style of the building or structure contributes to the general character of the area.
- The degree to which the feature is intact.
- Whether the building or structure has undergone any alteration, thereby changing the original design.

4. Townscape and Context Value

- Whether the feature plays a role in defining a space or street.
- Whether the feature provides visual interest and amenity.
- Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

5. Rarity and Representative Value

- Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- Whether the feature represents a way of life, a technology, a style or a period of time.
- Whether the feature is regarded as a landmark or represents symbolic values.
- Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

6. Technological Value

- Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- Whether the building or structure is representative of a particular technique.

7. Archaeological Value

- Significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.



Legal boundaries

Boundary should run 1.5 metres to the northwest side of the stone-lined well

Legal boundaries

Corner of curtilage at existing round timber fencepost

Proposed curtilage area to follow the legal boundary to the southwest

1.5 metre curtilage to the east of the revetted stone wall

ITEM NUMBER:



Dairy



Meat Store (Original location)

NAME:	Kawarau Falls Dairy & Meat Store
LOCATION:	2, Kingston Road, Kawarau Falls, Frankton
GPS Point:	45°01'45"S, 168°43'43"E
Constructed:	circa.1864
Building Type/Use:	Agricultural
Materials:	Timber/stacked Schist/ corrugated iron
Style:	Vernacular
Architect:	None
Builder:	Unknown
NZHPT Register:	N/A
Valuation number:	290990108
Legal Description:	Lot 1 DP395546
Condition:	Moderate

Heritage Assessment	
Historic and Social Value -	High
Cultural and Spiritual Value -	Moderate
Architectural Value -	High
Townscape/Contextual Value -	Moderate
Rarity and Representative Value -	High
Technological Value -	High
Archaeological Value -	High
Overall Heritage Value -	High

DISTRICT PLAN STATUS

These buildings are assessed as Category 2 items. This derives from their high significance due to their association with the foundation of the Kawarau Falls Station by WG Rees in 1864 and the existence of timber shingle roofs, mitigated however, by the lack of contemporary contextual buildings and the relocation of one of them.

SUMMARY OF SIGNIFICANCE¹

Historic and Social

The Dairy and Meat Store are the only remaining buildings from the Kawarau Falls Station established by WG Rees in 1863 when he was forced to leave Queenstown after the town was declared a “Gold Field”. Rees was one of the most influential people in the early years of the town, being its first runholder, and then afterwards establishing and running several businesses such as the gold escort and the Queens Arms hotel. The Kawarau Falls Station was one of a number of runs held by Rees which covered a huge land area, 240,000 acres in all.²

The buildings represent the only remaining elements of a complete farmstead which in this case, comprised approximately twelve buildings. Each of these two remaining buildings clearly demonstrates its individual and particular purpose – the heavy stone walls and few windows of the dairy to keep dairy products cool, and the natural ‘through’ ventilation and fly proofing of the meat store.

It is possible that the meat store was also the killing shed, however, the thick stone walls and carefully designed through draught ventilation are more indicative of the cool room required for storing meat after slaughter.³

Cultural and Spiritual

The buildings provide a glimpse of early farming practices and the necessity to be self sufficient in supplies of basic food products. The meat store in particular which is designed to accommodate up to eight or more carcasses – far more than would be required for the family - demonstrates how the farm not only functioned as a producer, but had to have sufficient stores on site to feed the large number of workers employed on the farm. No evidence of Maori settlement or use of the site is known, however the NZAA ArchSite records that a Maori adze cache was found on the opposite side of the outlet of the lake in Frankton.

Architectural

The buildings are of a very simple form. They are small solid structures with a rectangular footprint and steep gabled roofs. The lattice ventilation on the meat store is attractive and artfully constructed as well as functional and is unusual in comparison to the solidity of the dairy. The intact nature of the Meat Store is particularly striking.

Townscape and Contextual

¹ Jackie Gillies + Associates, Heritage Report. 2007

² Griffiths, Queenstown’s King Wakatipu. 1971. Dunedin

³ Thornton. Heritage of Farm Buildings. 1986. Auckland

The dairy remains on its original site but the meat store has been relocated from a site approximately 45 metres to the southeast and higher up the hill. The dairy has not been a prominent building through its life but its location as part of the new reserve along with the relocated meat store, will give it a greater presence. Despite the relocation of the Meat Store, the buildings now provide the sole evidence of the former farming character of the wider development site.

Rarity and Representative

These two buildings are now relatively rare examples of their type. While nearly all farms would have had a stone dairy at one time, these are now becoming much less common. The meat store, however, is a highly unusual building type and only a few other examples of similar buildings have been recorded⁴. The timber shingled roofs are also rare, since their use was limited to approximately the first ten years only of European settlement.

Technological

The stacked stone walls are typical of local vernacular construction. The split timber shingles covering both roofs, possibly Mountain Beech from the head of the lake, and the diamond pattern ventilation lattice of the Meat Store are more unusual. Very few buildings remain with timber shingles on the roof and where they do, they are usually concealed under corrugated iron cladding. The use of timber shingles on early buildings indicates the shortage of more common and more durable roofing materials in the early years, but timber was in plentiful supply and was therefore adopted until it became clear that it was unsuitable and other materials such as corrugated iron began to arrive in the country.

Archaeological

The two buildings provide evidence of a way of life and farming from the early days of European settlement of the district. The site surrounding the buildings has been heavily modified but may still yield further evidence of this way of life.

DESCRIPTION

The Dairy and Meat Store are both small, single cell, single storey utilitarian buildings. They are constructed in stacked schist stone with mud mortar and lime plaster weathering coat, with timber roof construction and corrugated iron roofs with the original timber shingles below.

The Dairy is 4.15 metre long and 4.05 metres wide. The roof form is gabled with a roof pitch of approximately 45 degrees. It has a t&g door in the western gable end. High in the gable on the same elevation is another small window now fitted with an aluminium glazed louvred window. The eastern gable has two windows, another matching one at high level in the gable, which probably dates from its construction, and another lower down which is presumed to be more recent and consists of a recycled 6-pane window sash. The side walls are only approximately 2 metres high above floor level and on the south are partially built into the bank behind. The ground slopes from south down to the north and therefore the northern wall appears higher. This form (apart from the additional window on the eastern elevation) is typical of historic small farm dairies in the Wakatipu and Central Otago, which

⁴ Thornton, *ibid*

were designed to provide cool conditions for the storage and manufacture of milk, cream and butter.

Internally, the dairy has cement plastered walls and a concrete floor. The ceiling has been underlined in hardboard, leaving the collar ties at mid height in the gable exposed.

The Meat Store (this description relates to the building before it was relocated from its original site) is 4 metres wide and 4.6 metres long. It too has a single door in its (original) east elevation but the gables of this building are constructed in timber frame, not stone. The timber frame has a lattice of diagonal slats in timber with remnants of hessian sacking still fixed on the internal face. The main door is in two leaves and is vertical t&g with ledged framing internally and wrought iron strap hinges. The door is set into a timber frame and this is held on the stone wall by timber grounds built into the stonework.

Internally, the walls are plastered with soft lime plaster. The floor is paved in brick laid on edge but with no mortar. The roof is made up of timber rafters (probably Rimu) which are half-housed at the ridge. There is no ridge beam or ridge board. A collar tie spans between the rafters at mid pitch. Above the rafters the roof is lined with butted Rimu boards and the original timber shingle roof is visible through some of the gaps in these boards. The shingles are also visible at the eaves, where they protrude below the corrugated iron.

Two wrought iron bars span across the building at eaves height and these are suspended from the collar tie above by smaller wrought iron hangers. A number of substantial iron meat hooks slide along on the lower bars and it is from these that the carcasses were hung until required. These, together with the ventilated eaves and brick floor are highly emotive of the function of the building as a cool store for large quantities of meat.

HISTORY

The site of the former Kawarau Station has considerable historical significance. It was the site chosen in 1863 by W.G. Rees for the establishment of the Kawarau Falls Station after the influx of miners in 1862 made living in his original homestead in present-day Queenstown unbearable. Rees is an important character in the history of the Wakatipu. He was the first runholder and farmed an enormous area from Mount Earnslaw in the West, to Kingston in the South. After the gold rush of 1862 he was instrumental in the formation of many of Queenstown's entities and bodies and is sometimes known as the 'founder' of Queenstown.⁵

The homestead and associated farm buildings are shown on a number of historic photographs. The complex appears to have comprised approximately twelve buildings including the house, barns, workers cottages, storage buildings and a dairy all located on the flat area of the site immediately to the west of the outflow of the lake into the Kawarau River. Most of these appear to have been of timber frame construction. Only the dairy and the meat store were built of stone.

A wharf and boat shed were located on the water's edge since all communication with Frankton and Queenstown involved a boat crossing of the lake.

Surprisingly, Rees only remained in the Wakatipu for a further four years and left the area in 1867. The Kawarau Falls Station changed hands a number of times after that and has been

⁵ Griffiths ibid

associated with several other notable Queenstown individuals, including Charles Boyes, Town Clerk of Queenstown for a number of years, and the Jardine family, who still farm part of the original Station holding.

In the 1980s the site ceased to be used for farming purposes and was bought by a Trust formed by the Methodist Church. All the buildings except the two constructed of stone were demolished and the site extensively terraced to create camping sites. In 2005 the site was subject to development again, and when this was only partially completed, the remainder of the site including the two remaining stone buildings was developed for housing.

LANDSCAPE SUMMARY

The dairy has been concealed by planting, whether accidentally or not, it seems for most of its life. It is hard to discern in historical photographs but it is intended that its setting will be modified and it will become the focus of a new council reserve. It is also intended to relocate the meat store from its original location which is approximately 45 metres away to the south and higher up the hill to this council reserve. The space will then provide opportunities for historical interpretation and an understanding of the significance of the site as a whole.

SOURCES

Jackie Gillies + Associates. Heritage Report. 2007.

G.J. Griffiths, "Queenstown's King Wakatip". 1971, Dunedin.

Geoffrey G Thornton, "The New Zealand Heritage of Farm Buildings". 1986. Auckland.

ADDITIONAL REFERENCES ATTACHED



This photograph shows the farm station with many of its buildings. Note the meat store (arrowed) and the large house to the right. The dairy is hidden by the trees to the left of the house. *Photo – Lakes District Museum, EL1392B*



Showing the Meat Store (arrowed) and some of the other farm buildings. The Dairy is concealed by vegetation. *Photo – Lakes District Museum, EL 0892.*



Meat Store (2005) looking southeast.



Detail of timber shingles visible under the corrugated iron at the eaves.



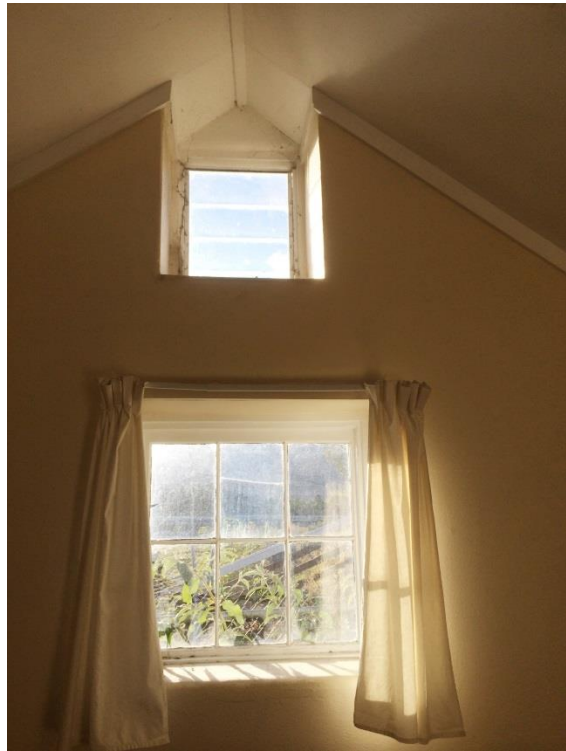
Interior of Meat store showing plastered stone walls, double doors, lattice gables with hessian covering and roof showing timber sarking, rafters & collar ties and wrought iron meat hooks.



Dairy (2015), east elevation (top) and north & west elevations (bottom).



Interior of Dairy (2015)



ENTERED BY:

PHOTOS BY: Jackie Gillies + Associates

DATE ENTERED:

DATE TAKEN: Aug 2005 & Mar 2015

Appendix 3

CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

1. Historic and Social Value

- Whether the feature reflects characteristics of national and/or local history.
- With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.
- Whether the feature is significant in terms of a notable figure, event, phase or activity.
- The degree of community association or public esteem for the feature.
- Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

2. Cultural and Spiritual Value

- Whether it is of special significance to takata whenua.
- Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

3. Architectural Value

- Whether the building or structure has architectural or artistic value.
- Whether the feature represents a particular era or style of architecture or significant designer.
- Whether the style of the building or structure contributes to the general character of the area.
- The degree to which the feature is intact.
- Whether the building or structure has undergone any alteration, thereby changing the original design.

4. Townscape and Context Value

- Whether the feature plays a role in defining a space or street.
- Whether the feature provides visual interest and amenity.
- Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

5. Rarity and Representative Value

- Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- Whether the feature represents a way of life, a technology, a style or a period of time.
- Whether the feature is regarded as a landmark or represents symbolic values.
- Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

6. Technological Value

- Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- Whether the building or structure is representative of a particular technique.

7. Archaeological Value

- Significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.

ITEM NUMBER:



NAME: Threepwood stables

LOCATION: Strains Road, Threepwood, Wakatipu Basin

GPS Point: 44°59'12.39"S, 168°47'40.81"E

Constructed: circa.1865

Building Type/Use: Agricultural

Materials: Timber/stacked Schist/
corrugated
iron

Style: Stables with first floor loft

Architect: None

Builder: Unknown

NZHPT Register: N/A

Valuation number: 2907123751

Legal Description: LOT 2 DP 21614

Condition: Poor

Heritage Assessment

Historic and Social Value -	High
Cultural and Spiritual Value -	Moderate
Architectural Value -	High
Townscape/Contextual Value -	High
Rarity and Representative Value -	High
Technological Value -	High
Archaeological Value -	High
Overall Heritage Value -	High

DISTRICT PLAN STATUS

This structure is a Category 2 item.

This building has not been reinspected. Information given is based upon the sources provided at the end of this report.

SUMMARY OF SIGNIFICANCE

Historic and Social

The establishment of a farm on this site within a couple of years of the 1862 gold rush puts the Marshall family at the heart of the early settlement of the Wakatipu Basin. The farming business was built on the production of grain on the fertile, flat land between Arrowtown and Frankton, which was an essential industry for the growth of the local settlements.

The stables are of substantial, stone construction reflecting the lifestyle of the family and their wealth. Their landholding increased in the early 1870s, before the family left New Zealand to join friends in America in 1881. The farm buildings at this end of the lake have since been associated with a number of well-known, local families, including the McDowell family who lived at Marshall Cottage (close by) before they built the larger homestead at Threepwood. The buildings are also associated with the Lee family, who played an important part of the development of the District in the first half of the 20th century.

The stables are therefore considered to be representative of important developments in the local history and farming practices of its time.

Cultural and Spiritual

The stables have cultural significance for their association with early grain farming in the Wakatipu Basin and the later development of agriculture in the area throughout the 20th century.

Architectural

The stable building has high architectural interest for its substantial, rectangular and gabled form. It is built into the hillside, has a loft within the roof space (with access from the hillside above) and the remains of eight stalls on the ground floor. There are window and door openings in the front wall at ground floor level, windows in the gables on the first floor, shutters to ground floor windows and sheet iron linings within the loft.

Townscape and Contextual

The building is quite prominent in the landscape at this end of the lake and is visible from the highway and from the lake walkway. Together with Marshall Cottage and the Threepwood woolshed, this group of differing farm buildings make a valuable contribution to the local landscape.

Rarity and Representative

In general terms, historic stone buildings are a threatened cultural heritage resource in the Wakatipu Basin and wider area. Such buildings are becoming increasingly rare in the District

and the stables are of particular interest for their size, early construction and surviving internal and external features.

Technological

The stables have technological value as a very early farm building in the District. The building has been modified to accommodate changing agricultural needs; the most significant of these being the partial loss of the timber stalls and the opening up of the front wall for storage of agricultural machinery as technologies developed from horse-power to mechanical power.

The interior of the stables, including the remaining stalls, the window shutters/louvres and the cobbled-stone floor provide information about how early stables were arranged and operated.

Archaeological

The building and the surrounding site, including the site occupied by the nearby implement shed, have the potential to provide important archaeological information and physical evidence to improve understanding and knowledge of the early settlement of Otago and of early farming practices.

DESCRIPTION¹

The stable building is of stacked stone with a corrugated iron roof and is built into the hill behind it to a height of approximately 1m. It comprises a ground floor with remains of eight timber stalls with mangers, partitions and substantial posts, and an upper floor with access at the rear to the hill behind.

External Features

The walls of the building are in traditional, good quality, stacked schist stone with mud mortar. Stones of considerable size have been used in the walls, particularly at the corners and at the eaves. Remnants of a weathering coat of lime plaster remain although this has washed or weathered away up to approximately 1 metre from the ground and approaching the eaves. Two large stones project from the north western corner of the building, but their purpose is not known.

The building has four original windows and two original doors. Both the ground floor windows have wooden shutters rather than glass with pierced ventilators in the shape of a cross and fixed wooden louvres below. It appears that the upper level window facing east was originally similar, but the louvres are above and the lower part has been crudely glazed. The upper level window facing the Homestead is covered in chicken-wire but may have been glazed originally and fixed shut. A large opening has been crudely made on the front elevation, possibly for access of machinery.

¹ Jackie Gillies + Associates, August 2005. Conservation plan – Threepwood Homestead

Internal Features

The internal walls of the lower level appear to have been finished in lime plaster but only a small area remains.

A small window on the western gable has been filled in at an early stage, but is still visible with its sill and timber lintel still in place. A stone fireplace with stone lintel has also been filled in adjacent to this window. A tiny remnant of newspaper survives attached to the underside of the main lateral beam at the western end of the stable.

The floor to the rest of the stables was originally cobbled with large glacial pebbles and some small areas are still visible. Most of the floor is concealed beneath a build-up of mud, stones and rubbish. There are also remnants of a timber t&g floor at the southern end of the building.

The upper floor is of exposed t&g boards, 150x25mm thick, on 150x50mm timber joists built into the full thickness of the stone wall. These are supported on a 200x200mm beam at mid-span running the length of the building. This beam was originally supported on seven posts of the same dimension forming the eight stalls. The beam and every other post are carefully chamfered and the posts are morticed into the beam above. Remains of three stalls survive at the centre of the building with typical rails, panelling, saddle brackets and timber-framed mangers.

A timber boxed grain chute runs from the upper floor into a large oil drum below on the eastern wall, with another in hessian adjacent to it.

The upper floor is curiously lined with flat steel sheet, fixed with timber battens over the stone half-height walls. This is continued up to the underside of the corrugated roofing and into the window reveals. The thoroughness of the undertaking - in and out of the corrugations of the roofing iron and right into the window reveals - suggests that this was an attempt to control ingress of vermin to the hay loft.

The roof is framed with 75x50mm rafters and collar-ties at approximately 900mm centres with purlins supporting the iron roofing. The flat steel sheet is fixed with 75x25mm battens, vertically and horizontally over the steel.

The access to this upper floor from the exterior is crudely framed with the roofing iron lapped and folded around it. One jamb of the original door frame survives, although the head is rotten and hanging down. The original door is thought to have been of timber t&g ledged, with iron strap hinges and latch set remaining intact.

A manhole to the floor below is located near the western end of the floor, boarded over at present.

HISTORY²

The 1864 survey records that there was a farm on the site by that year and the accompanying notes by the Surveyor G. M. Barr show two buildings there. A subsequent topographical sketch of the Shotover District, prepared in 1865, shows three buildings on the

² Jackie Gillies + Associates. August 2005. Conservation plan – Threepwood Homestead

site; most likely the first/upper of the three is the stone stables that still stand today to the north of Marshall Cottage and, possibly, the third/lower of the three is Marshall Cottage itself.

The 1866 electoral roll provides evidence that William Teal Marshall was farming 128 acres, freehold, at 'Haye's Lake' in that year. At that point, he called the property 'Meadow Bank Farm', and records indicate he lived there with his wife, Mary Marshall, and at least 8 children. William Marshall is therefore most likely to be the builder of the woolshed, stables and the cottage and had probably been on the land for a few years by this stage.

In 1872 Marshall was granted additional land bordering the lake (back-dated to 1871), including the parcel of land where the stone cottage stands today. However, the Marshall family left the Arrow for New Mexico in September 1881 taking with them Mary Marshall's son from her first marriage and his family. The farm was advertised for auction in the Otago Daily Times of 21st January 1882 and the description of it given seems to relate well to the dwelling that exists today as being a "five-roomed stone residence" with "barns, stable, woolsheds, cowshed, and everything required for carrying on farming operations".³

John Butement, a major run-holder from Glenorchy, bought the farm prior to auction in February 1882. He also acquired much of the surrounding land, which increased the size of the property to 905 acres. Butement renamed the property 'Avalon', and made it his home in the district. He had plans drawn up for a homestead to be built by the lake, but these never came to fruition. Butement's landholdings were threatened by the government's plans to break up the larger estates and he got into financial difficulties due to the drop in wool prices and the growing problem of rabbit infestation of grazing land. He tried to sell up, but couldn't find a buyer and he eventually relinquished the land to the New Zealand Loan and Mercantile Co. Ltd before leaving the District in June 1888. 'Avalon' remained in the hands of the loan company until 1896.

In May 1896, business partners and brothers-in-law, William Reid and Robert McDowell purchased the farm and land. The pair made at least two other purchases in the area besides the Lake Hayes farm – in 1902 they bought the Wakatipu Flour Mill, and in 1905 the mill at Luggate. In their 700 acres around Lake Hayes, Reid established another mill at the opposite end of the lake to 'Avalon' and he and his family settled there in 1905.

The McDowell family moved onto the Lake Hayes property while Robert McDowell was the manager there. They lived in the stone cottage by the lake for many years, which is noteworthy when one considers that the McDowells had 12 children (with 7 already born by the time they shifted to the lake). The family recalls the upper rooms in the stone house being used as bedrooms, with 4 to a bed, while the boys slept in the lean-to at the back of the cottage.⁴ Their work on the farm was seen as more important than attending school. The family moved out of the cottage and into the new homestead, now known as 'Threepwood', when it was built in 1909.

McDowell was a well-known member of the Arrowtown community, as was his partner William Reid. McDowell served on the Arrowtown Hospital Committee and was a member of the Frankton Hospital Trust, as well as being heavily involved with the local Presbyterian church. Reid was a founding member of the Lake County A & P Society, and served on the Lake County Council for 28 years. He was also an active participant in church affairs.

³ Otago Daily Times , Issue 6224, 21 January 1882, Page 4

⁴ Personal communication between Jennie Henderson and Evelyn Weir, April 2005.

In May 1910, Reid and McDowell dissolved their partnership and ownership of the farm passed solely to McDowell. Later that year, in November, McDowell sold the farm to Robert Lee, who named it 'Threepwood' after his birthplace, Threepwood Hall in Northumberland, England. Lee was a miner and had become managing director of the New Zealand Coal and Oil Company in 1902. He had helped establish the Castle Hill Coal Mine near Kaitangata and was the first to mine sheelite commercially at Glenorchy. Lee set about installing an extensive irrigation system on the property and, in just over a year, 1300 feet of pipes and a flume half a mile long were in place. The water was sourced from a creek on the Remarkables and piped over the Kawarau River to Threepwood. However, Lee died shortly after the scheme was finished and the farm was taken over by his son, Leo Lee.

Leo Lee also became a well-known local figure. He served on the Lake County Council for 24 years and filled the role of chairman for 10 of those years. He was president of the Lake County A & P Society from 1914 to 1933, and was the People's Warden of the Anglican Church for 14 years. In 1934 Lee retired to Queenstown, leaving the farm in the hands of a manager until it was sold on in 1938 to Eric and Mary Strain, of Dunedin.

The Strains developed Threepwood and were quick to embrace new farming technologies, such as the tractor and electric shearing machines. The family lived in the homestead built by Robert McDowell and it is likely that Marshall Cottage provided additional accommodation for, say, a manager. In 1958 John Strain, Eric and Mary's son, took over the farm. He and his wife Paddy, and their 3 sons Tony, Martin and Sam, lived in a new house on the farm until the death of his parents. They then moved to the homestead, but Paddy returned to the newer house after John's death in 1979. John significantly increased the irrigation (which was now part of the Arrow Irrigation Scheme network) and the infrastructure of the property. He was also a well-known member of the local community, being heavily involved with the Lake County A & P Society.

After the death of John Strain in 1979, his son Tony managed the farm on behalf of a trust for several years. The farm was then leased out. In the 1980s, Martin Strain and his wife lived in the Marshall Cottage for a number of years and refurbished it during that time. This part of the farm was later subdivided and sold off.

In summary, from the 1865 survey plan, it would appear that the stables were one of the first buildings at this end of the lake and they may, potentially, date back to as early as 1862. The photograph below taken in 1885 shows them quite clearly and it is interesting to note that there is another building on the left – possibly parts of this latter building may still survive in the machinery/implement shed that remains adjacent to the stables today.

LANDSCAPE SUMMARY

The stables nestle into the rising ground at this end of the lake and are a feature of value and interest in the local landscape. They are visible from the other side of the lake, the highway there and from the lake walkway. They are an important textural and historical element that help define the edge of the lake and the beginning of the Threepwood farm site.

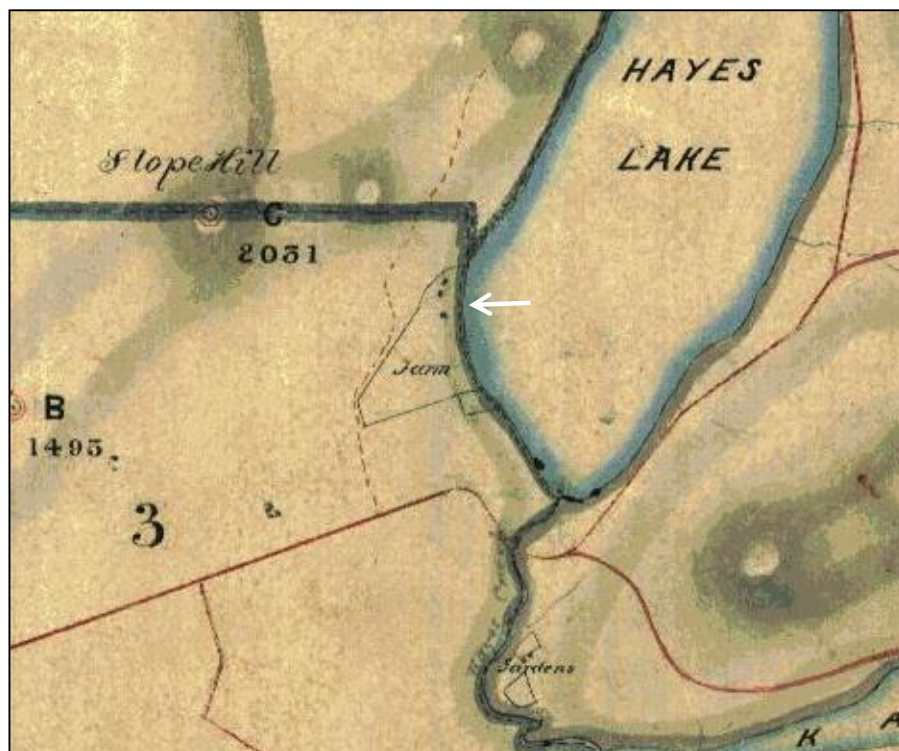
SOURCES

Jackie Gillies + Associates. November 2008. Conservation report – Marshall Cottage, Lake Hayes.

Jackie Gillies + Associates. June 2006. Threepwood Stables – Remedial Works Specification.

Jackie Gillies + Associates. August 2005. Conservation plan – Threepwood Homestead, including 'History of Threepwood' prepared by Jennie Henderson.

ADDITIONAL REFERENCES ATTACHED



Dating to May 1865, this survey plan shows three buildings, whose locations seem to accord with the still-surviving stables, implement shed and Marshall Cottage. (Survey: LINZ SO 1489)



Dating to c. 1885, this photograph was taken from the other side of Lake Hayes. It shows the stables with another building (to the left) where the implement shed stands today. (photograph: Te Papa Archives O.004714)

ENTERED BY:

DATE ENTERED:

PHOTOS BY: Jackie Gillies + Associates

DATE TAKEN: February 2011

Appendix 3

CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

1. Historic and Social Value

- Whether the feature reflects characteristics of national and/or local history.
- With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.
- Whether the feature is significant in terms of a notable figure, event, phase or activity.
- The degree of community association or public esteem for the feature.
- Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

2. Cultural and Spiritual Value

- Whether it is of special significance to takata whenua.
- Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

3. Architectural Value

- Whether the building or structure has architectural or artistic value.
- Whether the feature represents a particular era or style of architecture or significant designer.
- Whether the style of the building or structure contributes to the general character of the area.
- The degree to which the feature is intact.
- Whether the building or structure has undergone any alteration, thereby changing the original design.

4. Townscape and Context Value

- Whether the feature plays a role in defining a space or street.
- Whether the feature provides visual interest and amenity.
- Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

5. Rarity and Representative Value

- Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- Whether the feature represents a way of life, a technology, a style or a period of time.
- Whether the feature is regarded as a landmark or represents symbolic values.
- Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

6. Technological Value

- Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- Whether the building or structure is representative of a particular technique.

7. Archaeological Value

- Significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.