

**WAIMAKARIRI DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**2021 District Plan Item No.**

**HH068**

**HERITAGE ITEM NAME**

'Beach Glen', former Orchard farmhouse / 'Polesworth Villa', former Cross house

**ADDRESS**

1461 Main North Road (SH 1), Waikuku

**PHOTOGRAPH**



(WDC)

**DISTRICT PLAN ITEM NO.**  
(at time of assessment)

H083

**HNZ LIST No. & CATEGORY**

3796 / 2

**LEGAL DESCRIPTION**

Lot 4 DP 55678

**VALUATION NUMBER**

2159163404

**DATE OF CONSTRUCTION**

1860s?

**ARCHITECT/DESIGNER/  
BUILDER**

William and/or Hiram Orchard, owner/builder?

**STYLE**

Domestic Gothic Revival

**PHYSICAL DESCRIPTION**

Two-storey dwelling with T-shaped footprint, plus western addition, and gabled roof forms. Principal, east-facing elevation has partially glazed bullnose veranda with plain posts. Cross-gabled bay has boxed bay with Chicago window. Rusticated weatherboards on façade, double-hung sash windows, glazed panel door. Rear lean-to; gabled outbuilding linked to house by lean-to structure.

**MATERIALS/STRUCTURE**

Timber framing and weatherboard cladding, brick, corrugated metal roofing.

**ADDITIONS/ALTERATIONS**

Quoins, bargeboards, finials, veranda brackets and first floor window decoration removed; gable end window above bay replaced with single pane casement (date unknown).

**SETTING**

The dwelling stands on the west side of Main North Road, north of its intersection with Macdonalds Lane and south of the intersection with Waikuku Beach Road. The house is set back from the roadway behind a picket fence. The extent of scheduling is limited to the immediate garden setting of the house, rather than the land parcel as a whole, notwithstanding the potential archaeological values that may be present across the site.

## **HISTORY**

William and Mary Orchard emigrated from Polesworth, Warwickshire in England to New Zealand with the first five of their nine children aboard the *Randolph* in 1850. The family lived in Christchurch initially and then relocated to Waikuku in the late 1850s. William (1813-92) was a sawyer and builder before taking up farming; he was declared bankrupt in early 1873. Orchard's son-in-law GF Lovegrove had to bail him out and in late 1874 Lovegrove offered 'Beach Glen' farm at Waikuku for sale. By that time there was a 7-room house on the property, which suggests that the house now known as 'Polesworth Villa' had been erected by this date. Despite the sale offer the Orchard family remained on the Waikuku farm. William and Mary both died in 1892, but their eldest son Hiram (1839-1903) seems to have already taken over the farm by this time. Hiram had married Margaret Thompson (1848-1901) in 1868 and the couple had eight children. The Orchards' dairy farm was advertised for let by tender for a period of five years in 1899; although at the time of Margaret Orchard's death in 1901 it appears that Hiram was back (or still?) in residence. Hiram and Margaret's son George married Mary Jane Brown in 1906 and died two years later, after which it is reported that Mary Jane ran the local post office from the Orchard farmhouse. The property was transferred to Joseph and Emily Cross in 1928; by the mid-1920s, if not earlier, the house was known as 'Polesworth Villa'. Having changed hands several times since the 1960s, the property was subdivided to its current extent in 1989. It remains in private residential use.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

The former Orchard farmhouse has historical significance for its association with the Orchard family and the pastoral and residential development of Waikuku during the colonial period.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

The former Orchard farmhouse has cultural value as a demonstration of the way of life of its early owner/occupiers.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

The former Orchard farmhouse has architectural value as a modified Domestic Gothic Revival style building that retains its original form although its decorative detailing has largely been removed.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

The former Orchard farmhouse has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods.

## **CONTEXTUAL SIGNIFICANCE**

The former Orchard farmhouse has contextual significance for the contribution it makes to the historic character of its setting and the visual evidence it provides of the 19<sup>th</sup> century pastoral and residential development of Waikuku.

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

As the former Orchard farmhouse pre-dates 1900, its site has potential archaeological significance relating to the colonial development and use of the property.

## **SUMMARY OF HERITAGE SIGNIFICANCE**

The former Orchard farmhouse, known as 'Beach Glen' and 'Polesworth Villa', has overall significance to Waikuku and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Orchard family and the colonial development of Waikuku and cultural value as a demonstration of the way of life of its early residents. The

former Orchard farmhouse has architectural value as a modified Domestic Gothic Revival style dwelling and technological and craftsmanship value for the evidence it provides of Victorian construction methods and materials. The former Orchard farmhouse has contextual significance for the contribution it makes to the historic character of Waikuku; its site has potential archaeological significance in view of the dwelling's age.

#### HERITAGE CATEGORY

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#### REFERENCES

- *Press* 18 June 1898, p. 1; 27 December 1899, p. 8; 31 January 1901, p. 8; 26 February 1903, p. 1; 28 February 1903, p. 7; 16 January 1913, p. 5; 22 September 1925, p. 3; 26 March 1928, p. 3; 12 November 1929, p. 3.
- *Lyttelton Times* 4 August 1868, p. 2; 8 January 1873, p. 4; 12 March 1873, p. 3; 9 November 1874, p. 3; 6 October 1877, p. 4; 18 December 1900, p. 6; 2 March 1903, p. 5; 13 May 1908, p. 1; 15 June 1915, p. 1.
- *Star* 24 May 1892, p. 2; 6 August 1892, p. 2.
- *Marlborough Express* 21 November 1908, p. 4.
- *North Canterbury Gazette* 14 July 1933, p. 5.
- *Cyclopedia of New Zealand – Canterbury Provincial District* Christchurch, 1903; available online.
- <http://www.firstfourships.co.nz/pics/othrppl.php?table=others&id=8>
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- <https://www.wikitree.com/wiki/Orchard-407>
- <https://www.geni.com/people/Hiram-Orchard/600000009478167437>
- Macdonald Dictionary of Canterbury Biography, Canterbury Museum; available online.

REPORT COMPLETED

23 March 2019

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Extent of scheduling, former Orchard farmhouse, 1461 Main North Road, Waikuku.



HNZPT.