

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

2021 District Plan Item No. HH059
HERITAGE ITEM NAME former Payne rental cottage
ADDRESS 56 Church Street, Rangiora
PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO. H063 **HNZ LIST NO. & CATEGORY** 3774 / 2
(at time of assessment)

LEGAL DESCRIPTION Pt RS 53

VALUATION NUMBER 216525000

DATE OF CONSTRUCTION c.1890?

**ARCHITECT/DESIGNER/
BUILDER** John Payne, owner/builder?

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

Single-storey dwelling with rectangular footprint and saltbox roof. Concave veranda across principal, west-facing elevation shelters central entry flanked by two-light double-hung sash windows. Veranda end features vertical board infill finished with a drop moulding motif and bracket. Roof at rear (east elevation) partially extends to form a shelter over access to an outbuilding. External chimney on south wall.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated metal roofing and south wall cladding.

ADDITIONS/ALTERATIONS

South wall window added (date unknown).

SETTING

The cottage stands on the east side of Church Street, immediately adjacent to its intersection with Queen Street. The dwelling is visible from the public domain behind a paling fence. The extent of scheduling is the land parcel on which the cottage is located.

HISTORY

The land ownership of that part of Rural Section 53 bounded by Church and Queen Streets is somewhat confusing but certainly by 1890 Rangiora asphalter John Payne was in possession of the subject site. Payne (c.1842-1912) had emigrated to New Zealand with his wife Eliza in 1865 and the couple settled in Rangiora in the following year. John worked for the builder John Robinson for many years before setting up his own business as an asphalter in the late 1880s; he and his wife had ten children. John Payne was president of the Loyal Onslow Lodge of Past Grands in 1891 and may have constructed three or more cottages for rent and family residence on his property (later subdivided). A news report in July 1909 noted that a cottage in Church Street that was owned by Mrs John Payne and occupied by Mr J Hillgrove had been gutted by fire. In addition to #56, 54 Church Street (demolished) and 49 Queen Street are also believed to have been Payne houses, the latter possibly the family home of both John and Eliza and, later, their son Edmund and his wife Jane. In 1927 Edmund Payne sold the cottage at 56 Church Street to William Carter, a labourer from Irwell. In the same year Payne junior also owned 47/47A Queen Street and 153 King Street. The cottage at 56 Church Street has passed through a number of hands since it was sold by Carter's executors in 1972; it remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Payne rental cottage has historical significance for its association with John Payne, his family and their experience of colonial life in Rangiora. It is also representative of the residential development of Rangiora in the late 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Payne rental cottage has cultural value as a demonstration of the way of life of its early residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Payne rental cottage has architectural significance as a vernacular dwelling that retains a good level of authenticity. The designer of the cottage is assumed to be John Payne, based on his experience working for local builder JJ Robinson.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Payne rental cottage has technological and craftsmanship value for the evidence it provides of Victorian building materials and methods. The builder of the cottage is assumed to be John Payne.

CONTEXTUAL SIGNIFICANCE

The former Payne rental cottage has contextual significance for the contribution it makes to the historic character of Church Street and the visual evidence it provides of the colonial development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the cottage pre-dates 1900 its site may have potential archaeological significance relating to the construction and early use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Payne rental cottage has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with John Payne and the residential development of colonial Rangiora, and cultural value as a demonstration of the way of life of its early residents. The former Payne rental cottage has architectural

significance as a colonial vernacular dwelling and technological and craftsmanship value for its Victorian construction methods and materials. The former Payne rental cottage has contextual significance for the contribution it makes to the historic character of Church Street and its site has potential archaeological value in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

- *Press* 20 September 1882, p. 3; 28 October 1889, p. 3; 13 July 1909, p. 5.
- *Lyttelton Times* 15 July 1878, p. 4; 21 April 1891, p. 1; 20 December 1892, p. 1; 10 April 1896, p. 1; 8 February 1897, p. 8; 23 May 1904, p. 1; 8 June 1904, p. 1; 10 October 1912, p. 7; 21 August 1913, p. 1; 9 October 1913, p. 1.
- *Star* 24 May 1890, p. 3.
- <https://www.sooty.nz/lancashirewitch1865.html>
- <https://www.heritage.org.nz/the-list/details/3774>
- Archives New Zealand.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993; available online.

REPORT COMPLETED

19 March 2019

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services



Extent of scheduling, former Payne rental cottage, 56 Church Street, Rangiora.