

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.

HH053

HERITAGE ITEM NAME

former Fulton/Good house [aka 'Boraston' & 'Broadgreen']

ADDRESS

29 George Street, Rangiora

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

H050

HNZ LIST NO. & CATEGORY

3766 / 2

LEGAL DESCRIPTION

Lot 3 DP 36263

VALUATION NUMBER

2165412700

DATE OF CONSTRUCTION

1885

**ARCHITECT/DESIGNER/
BUILDER**

AJ Carmichael, architect

STYLE

Bay villa

PHYSICAL DESCRIPTION

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, north-facing elevation has veranda with balcony above terminated by gabled bay with bay windows on both floors. Double-hung sash windows, braced gable end and finials, decorative veranda brackets and frieze panels. Main entry has side- and fanlights. Veranda on west elevation and gabled service wing at rear (south elevation).

MATERIALS/STRUCTURE

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

ADDITIONS/ALTERATIONS

Southern service wing remodelled and extended (1990s).

SETTING

The dwelling stands on the south side of George Street, between King Street in the west and Ward Place in the east. Ward Park borders the property on its southern boundary. The house is set back from the roadway within a mature garden but can be glimpsed from the public domain. The wider suburban residential setting is predominantly 20th century housing stock. The extent of scheduling is the land parcel on which the house is located.

HISTORY

Tenders were called for a house for John and Catherine Fulton in January 1885, immediately after they had purchased the property from John Sansom. The house is believed to have been a belated wedding present from Catherine Fulton's parents. John Fulton (1850-93) was the manager of the Colonial Bank in Rangiora for sixteen years and the couple had five children. Fulton's premature death in 1893 led to the eventual sale of the property in 1898 by Catherine (nee Macfarlane) to Rangiora draper Edward Good junior (1850-1919), a borough councillor and three-time Mayor of Rangiora. The Goods named the house 'Boraston' after their home village in Shropshire, England. Edward Good's widow Rose (nee Lissaman) sold the house to Thomas McCormick in 1919 and since 1924 it has passed through a number of other hands. Starting in 1926 the property, which originally extended to King Street, was subdivided on several occasions, reaching its current extent in 1973. The house remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

The former Fulton/Good house has historical significance for its association with the Fulton and Good families and the contribution they made to colonial Rangiora. More generally the house is associated with the residential development of Rangiora in the later 19th century.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Fulton/Good house has cultural value as a demonstration of the way of life of its early owner/occupiers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Fulton/Good house has architectural significance as a bay villa designed by AJ (Alfred John) Carmichael, a Scottish-born architect who practised in Rangiora from c.1885-87 and thereafter took up farming at 'Arthurstone', Loburn. Carmichael (1860-1943) commenced his training in Dundee and then completed his architectural studies in Dunedin in the early 1880s. He continued to practise after he had removed to Loburn, submitting a design for the Rangiora Volunteer Drill Hall in 1889, for example, but it does not appear that he registered in the early 20th century once the term 'architect' became protected by law.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Fulton/Good house has technological and craftsmanship value for the evidence it provides of late-Victorian building materials and methods.

CONTEXTUAL SIGNIFICANCE

The former Fulton/Good house has contextual value for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the late 19th century residential development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the former Fulton/Good house pre-dates 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Fulton/Good house, previously known as 'Boraston' and now known as 'Broadgreen', has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Fulton and Good families and the colonial residential development of Rangiora. The former Fulton/Good house has cultural value as a demonstration of the way of life of its early residents and architectural

significance as a bay villa style home designed by local architect AJ Carmichael. The former Fulton/Good house has technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials and contextual value for the contribution it makes to the historic character of Rangiora. The site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

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- *Star* 18 May 1898, p. 4; 13 October 1899, p. 3; 9 July 1919, p. 5.
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- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
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REPORT COMPLETED

22 March 2019

AUTHOR

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Extent of scheduling, former Fulton/Good house, 29 George Street, Rangiora.