

WAIKATO DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former FH Edgecumbe residence
ADDRESS 11 Lower Waikato Esplanade, Ngaruawahia
PHOTOGRAPH



[22 March 2017]

DISTRICT PLAN ITEM No.	115	HNZ LIST No. & CATEGORY	4256 / 2
LEGAL DESCRIPTION	Sec 9 & Pt Sec 10 Newcastle Town		
FILE NUMBERS	1010019		
DATE OF CONSTRUCTION	c.1887?		
ARCHITECT/DESIGNER/ BUILDER	Unknown		
STYLE	Bay villa		

PHYSICAL DESCRIPTION & SIGNIFICANT FEATURES

Single-storey bay villa with irregular H-shaped footprint, hipped and gabled roof forms. Return veranda with straight roof carried on timber posts with decorative cast iron lacework and turned balustrading. Veranda terminated by flat bay at front and faceted bay at side (north elevation). Sash windows, bracketed eaves, concrete steps provide access to veranda at front and side.

MATERIALS/STRUCTURE

Timber framing and weatherboards, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Veranda added to west end of northern elevation; motel units erected to rear/south-west elevation (date unknown).

SURROUNDINGS, CONTRIBUTION TO CONTEXT & EXTENT OF SCHEDULING

The house stands on the western side of Lower Waikato Esplanade, east of its intersection with Great South Road. It is set back from the road boundary but the house is open to view behind a low picket fence. The villa's age and style give it some prominence within the residential streetscape, which overlooks the Waikato River opposite Turangawaewae Marae. The extent of scheduling is limited to the two land parcels on which the house is located; it does not include that part of the property adjacent to Market Street.

- **HISTORY OF SITE/STRUCTURE/PLACE/AREA**

The land on which this villa stands was originally a Crown Grant made to William Buchanan in April 1866. Buchanan was likely an absentee landowner, given that he resided in Auckland in the period 1857-1900. In 1887 Buchanan sold the property to FH Edgecumbe, a government surveyor. Francis Edgecumbe (1848-91) emigrated to New Zealand with his father and brothers in 1864 and settled in Ngaruawahia in 1867. He had four children with his wife Alice (nee Salmon, c.1854-1913) and was a brother of George Edgecumbe, the *Waikato Times* proprietor. At the time of his death in May 1891 it was reported that Francis Edgecumbe was 'one of the first Europeans who went through the Uriwera [sic] Country' (*Evening Star* 19 May 1891, p. 2). The house was held by the Edgecumbe family until it was sold to (?) Whitburn in 1905. Since 1915 the property has passed through a number of other hands. The house remains in residential use although the rear of the property was developed into a motel in the later 20th century.

ARCHAEOLOGICAL SIGNIFICANCE

As the dwelling is believed to pre-date 1900, its site has potential archaeological significance relating to the colonial settlement of Ngaruawahia.

ARCHITECTURAL SIGNIFICANCE

The former FH Edgecumbe residence has architectural significance as a well-preserved example of a Victoria bay villa. The detailing of the veranda, bay windows and the fenestration is notable and the form of the house suggests that it may have been built in two stages with the bays added to enlarge a colonial vernacular cottage.

CULTURAL SIGNIFICANCE

The former FH Edgecumbe residence has cultural value as it provides a sense of historic continuity in the streetscape of Ngaruawahia.

HISTORIC SIGNIFICANCE

The former FH Edgecumbe residence has historic significance for its association with the Edgecumbe family who made a notable contribution to the district, as well as being an exemplar of late 19th century residential development in Ngaruawahia.

SCIENTIFIC SIGNIFICANCE

The former FH Edgecumbe residence has scientific value for its potential to provide further information about the way of life of Ngaruawahia's colonial residents.

TECHNOLOGICAL SIGNIFICANCE

The former FH Edgecumbe residence has technological value for its demonstration of later 19th century construction methods and materials.

- **SUMMARY OF HERITAGE SIGNIFICANCE**

The former FH Edgecumbe residence has overall heritage significance to Waikato district. The building has architectural significance as a well-preserved bay villa and cultural value as it provides evidence of historic continuity. The former FH Edgecumbe residence has historic significance for its association with FH Edgecumbe and his family and the later 19th century residential development of Ngaruawahia. The former FH Edgecumbe residence has scientific and technological value due to its potential to provide further information about its colonial residents and the methods and materials used in its construction.

- **RECOMMENDED CATEGORY OF HISTORIC HERITAGE LISTING**

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REFERENCES

- *Daily Southern Cross* 24 September 1867, p. 3.
- *Auckland Star* 10 May 1900, p. 6.
- *Evening Star* 19 May 1891, p. 2.
- *NZ Mail* 13 September 1879, p. 18.
- *Waikato Times* 2 October 1880, p. 2; 5 October 1880, p. 3; 21 May 1891, p. 2.
- *NZ Herald* 23 October 1879, p. 5; 27 June 1885, p. 5; 20 May 1891, p. 6.
- Births, Deaths and Marriages, available online.
- <https://www.heritage.org.nz/the-list/details/4256>
- <https://teara.govt.nz/en/biographies/2e2/edgumbe-george>

REPORT COMPLETED

7 April 2020

AUTHOR

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REPORT UPDATED

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AUTHOR

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PEER REVIEWED

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REVIEWER

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Extent of scheduling, limited to two parcels on which the house is located at 11 Lower Waikato Esplanade, Ngaruawahia.