

## Heritage Buildings Report

**Site ID**

**Building/Site Name**

**Address**

1 Hau Lane, Oakura



### Statement of Significance

Likely constructed during the 1870s, this cottage is probably the oldest surviving building in Oakura township. The cottage has heritage significance for its association with the early development of Oakura village and has been owned by several prominent early Oakura residents including storekeepers Samuel and Emma Clover, and Oakura Hotel proprietor John Searle. The cottage makes a pleasant addition to the streetscape, contributes positively to the historical character of Oakura's main street, and provides insights into colonial construction methods of a regionally significant architectural style.



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## Legal Information and Heritage Status

**Legal Description** Lot 1 DP 11650

**District Plan Item/ Map No.**

**Heritage New Zealand List** Not listed

## Construction Information

**Date of Construction** Circa 1870s

**Principal Materials** Wooden framing, board and batten, corrugated steel

**Construction Professionals** Unknown

## History

The exact history of this cottage is unclear, although based on its style, especially the combination of board and batten construction with four-light double-hung sash windows, a circa 1870s construction date seems probable. Section 135 of Oakura Township was originally granted to Arthur Harley in 1868, although before the Crown Grant was authorised, Harley sold the section to John Joseph Looney in March 1867.<sup>1</sup> In May 1875, the property was purchased by Mrs Emma Clover, wife of Samuel Clover. In December 1875, advertisements first appear in the *Taranaki Herald* for S. Clover's 'Post Office Store' at Oakura.<sup>2</sup> It is thought that the store was located on the opposite corner of South Road and Dixon Street, and it is possible that the cottage was constructed about this time as a house for the Clover's.

During early November 1876, Clover's "shop, bakehouse, out-buildings" and also a "four-roomed house on the Great South Road" were advertised for sale by land agent T. E. Hammerton.<sup>3</sup> It seems likely that the house referred to in this advertisement is the present cottage at 1 Hau Lane. The Clover's seem to have returned to New Plymouth for a time, where Samuel was declared bankrupt in late 1878.<sup>4</sup> Whilst the Clover's are thought to have moved away from New Plymouth soon after Samuel's bankruptcy, Emma retained ownership of the Oakura cottage until August 1882, when it was purchased by John Searle.<sup>5</sup> A few months later, it was reported that Searle had leased his farm to two new arrivals in the colony for a term of ten years.<sup>6</sup> It seems that after leasing his farm, he may have relocated to Oakura township, where he became the local butcher.<sup>7</sup> In November 1885, Searle took over the licence of the Oakura Hotel from Richard Grylls, and it is assumed that he removed to the hotel at this time, and possibly rented out the cottage.<sup>8</sup>

In 1888, Richard Grylls again took over proprietorship of the Oakura Hotel, and Searle opened a boarding house in a building he owned at Oakura.<sup>9</sup> When he applied for a license for his new enterprise, which was to be called the 'Kaitaki Hotel', the building was described as "containing 7

<sup>1</sup> Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

<sup>2</sup> *Taranaki Herald*, 15 December 1875, page 3

<sup>3</sup> *Taranaki Herald*, 11 November 1876, page 1

<sup>4</sup> *Taranaki Herald*, 15 October 1878, page 3

<sup>5</sup> Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

<sup>6</sup> *Taranaki Herald*, 14 November 1882, page 2

<sup>7</sup> *Taranaki Herald*, 17 November 1885, page 3

<sup>8</sup> *Taranaki Herald*, 4 November 1885, page 3

<sup>9</sup> *Taranaki Herald*, 22 November 1888, page 3

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rooms, exclusive of those required for the use of the family”.<sup>10</sup> These dimensions seems to preclude the present cottage at 1 Hau Lane, and probably refer to a building located on the southern side of South Road, to the east of the present Butler’s Reef, and which is thought to have been removed in 1897.<sup>11</sup>

Searle’s application for a liquor licence was met with staunch opposition, and he eventually withdrew his application.<sup>12</sup> He seems to have removed to Eltham, where he took proprietorship of the Eltham Hotel for a while, before retiring to Fitzroy, New Plymouth, where both he and his wife died within a few months of each other in 1912.<sup>13</sup> In 1913, the cottage seems to have passed to one of his sons, before being purchased by a member of the Julian family in June 1917.<sup>14</sup> Julian only owned the property for a couple of years, and it was sold to a member of the Kells family in April 1920.<sup>15</sup> Kells sold the property to J. Smith in September 1925, and retained ownership until December 1929, when it was purchased by C. R. West, and the property title issued under the Land Transfer Act.<sup>16</sup>



Detail from circa 1942-45 map of Oakura produced by the Home Guard with 1 Hau Lane circled.  
Puke Ariki, ARC 2004-333

The 1995 NPDC Heritage Study notes that this building was originally a barn and was relocated to this site at an unknown date; the source of this information is however unknown, and cannot be verified.<sup>17</sup> A building, very likely the present cottage, is indicated on a map of Oakura produced by the Home Guard during the Second World War.<sup>18</sup> Few early photographs of Oakura are held in public collections, but the cottage in its present form can be seen in a White’s Aviation aerial photograph dated 4 December 1975.<sup>19</sup>

### Reference Sources

See footnotes.

<sup>10</sup> *Taranaki Herald*, 16 May 1889, page 3

<sup>11</sup> *Taranaki Herald*, 5 February 1897, page 2

<sup>12</sup> *Taranaki Herald*, 28 June 1889, page 2

<sup>13</sup> *Taranaki Herald*, 29 July 1912, page 2

<sup>14</sup> Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

<sup>15</sup> *Ibid.*

<sup>16</sup> *Ibid.*

<sup>17</sup> Holman, Dinah & Boon, Goldsmith & Jackson Architects. *Heritage Study Non-Maori Sites*. Unpublished Report. New Plymouth: 1998.

<sup>18</sup> Oakura Township Map produced for the Home Guard between 1942-45. Puke Ariki, ARC 2004-333

<sup>19</sup> Oakura, with the Kaitake Range beyond Taranaki. WA-72841-G. Alexander Turnbull Library.

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### Description

This building is located in the coastal Taranaki town of Oakura, approximately 7.5km south-west of New Plymouth city. It is situated on the north-western corner of Hau Lane and Dixon Street, adjacent to South Road and the main commercial area of Oakura township. The cottage is somewhat obscured from public view by trees and the South Road cutting, although it can be clearly viewed from Hau Lane.

Although Oakura is dominated by post-1960 dwellings, Oakura's main street contains several older buildings associated with the early settlement of the town. Included in this group is neighbouring 3 Hau Lane, once the town's post office and blacksmith; the Oakura Hotel (Butlers Reef), located opposite and constructed in 1916; and the Oakura Hall, located a short distance south, and constructed in 1896.

The main form of this building is a simple Georgian box style cottage with various additions and alterations. The entire structure is clad in (predominantly rough-sawn) vertical board and battens, and the roof is sheathed in corrugated steel. Rather unusually, vertical board and battens were the predominant cladding material on early European buildings in New Plymouth District.

The frontage of the original cottage incorporates two four-light double-hung sash windows, and an old (possibly original) front door. A bullnose post and beam veranda of an unknown age also runs the full length of the original portion of the dwelling. The symmetry of the original building has been disrupted by additions at both ends of the cottage.

The south-western addition extends the original gable a short distance and incorporates a single four-light double-hung sash. The north-eastern addition is a lower, and wider gable, which extends from the rear of the original cottage to the front of the veranda. At the rear of the original cottage is a larger, low-pitched gable, on an approximately north-south orientation. At the rear of the house is a more modern garage also clad in vertical board and battens.

### Assessment:

<b>Historical</b>	This cottage has heritage significance for its association with the early development of Oakura township and is likely the oldest surviving building in the village. The cottage has been owned by several prominent early Oakura residents, including storekeepers Samuel and Emma Clover, and Oakura Hotel proprietor John Searle.	✓
<b>Importance to Community</b>	-	
<b>Architecture &amp; Construction</b>	This building has technical interest as a cottage in the regionally significant board and batten style.	✓
<b>Setting and Context</b>	This cottage is one of several old buildings located on Oakura's main Street (South Road), and which together contribute to the historical character of the village.	✓
<b>Archaeology</b>	As a nineteenth century cottage, the property likely has archaeological evidence relating to pre-1900 human activity and has the potential to reveal information about the past through archaeological investigation.	✓
<b>Representativeness, rarity and integrity</b>	This building is the only known surviving board and batten cottage in Oakura township and is representative of the types of dwellings constructed by early settlers in New Plymouth District. Although the building has been	✓



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extended, the main frontage still retains a high degree of external integrity.

**Meets threshold for listing** (three or more ticks, or two ticks in one criterion)

✓

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