

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
HELENSEA AT 262 MAIN SOUTH ROAD



Origin Consultants

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX125
Address	262 Main South Road, East Taieri
Other Building Names	Helenslea
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Residential
Condition of Property:	Not known to be at risk because of condition

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets criteria
Spiritual/Cultural	Does not meet criteria
Design	Potential to meet threshold under this criterion
Technological/Scientific	Potential to meet threshold under this criterion

RECOMMENDATION:

The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 of the 2GP.

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	Entire external envelope excluding the rear elevation
	External/ancillary elements	
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection
✓	Excluded elements	Rear elevation

STATEMENT OF SIGNIFICANCE

Helenslea, at 262 Main South Road, was built around 1863 for William Allan and his family. It has historical significance for its association with the William Allan and the wider Allan family who were early Pākehā settlers in East Taieri, being among the first generation of immigrant settlers in the district and whose farms map the agricultural development of the plains. As a c1863 settlers cottage, the dwelling demonstrates, to a lesser degree, potential design and technological significance. Helenslea is evidence of the scale and form of dwellings erected by early European settlers and also how these buildings have been adapted over the past 160 years.

Helenslea is comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, it meets the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Vernacular settler cottage
Era/Date of Construction	c.1863
Architect/Designer/Builder	Not known
Historic Use & Cultural Associations	Allan Family
Primary Construction Materials	Timber, stucco, corrugated sheet metal roof
Notable Architectural Characteristics	Rural setting, gabled form, single storey winows flanking a central entry.

Previous site development

Helenslea is located on what was originally Section 13, Irregular Block IV, East Taieri with the Crown Grant awarded to William Allan in 1863. Section 13 was rural land and likely did not have any built structures before the construction of the subject residence.

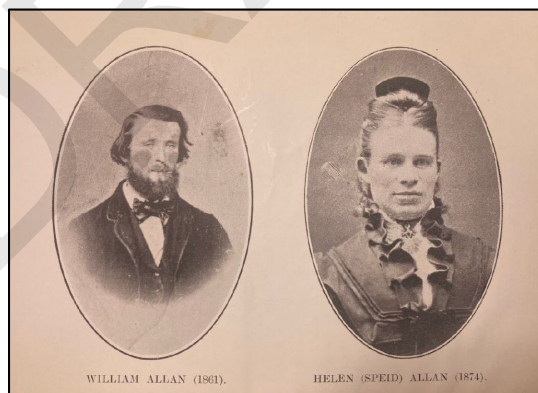
Design and construction

Below is an edited extract from New Zealand Heritage Properties Report on the property.

The lack of heavy bush along the area that is now Main South Road also made it attractive to the early settlers as no major clearing was required. One of the first families to settle there were the Allans. William Brown Allan was the son of John Thomas Allan and Agnes Allan, who came to New Zealand from Kilmarnock, Ayrshire, Scotland in 1842. They arrived originally in Nelson and then travelled to Dunedin in 1848, residing in Andersons Bay before moving out to East Taieri and establishing the Bellfield homestead and farm (Thomson, 1929).

Along the Main South Road, the Allan family had five homesteads - Bellfield, at the top of the rise from Riccarton; Dunrobin, adjoining Bellfield; the Holmes next door run by James Allan, a little off the road towards the plain; Helenslea, run by William B Allan on the Main South Road adjoining the Holmes farm; and Hopehill, run by James Allan (another in the family) beyond Allanton (Thomson, 1929).

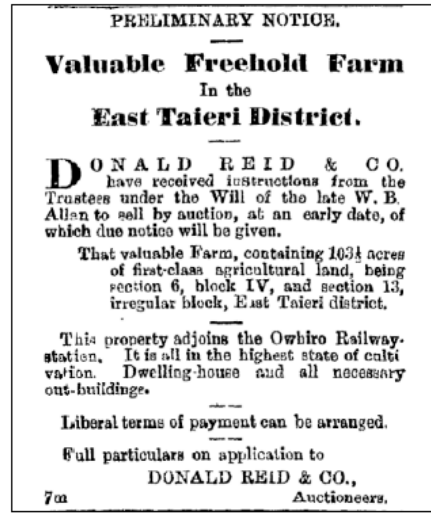
The cottage at 262 Main South Road was owned by William Allan and known as "Helenslea". He had arrived in East Taieri with his family in 1848 and received the land by Crown Grant in 1863. William Brown Allan, the youngest son of John and Agnes, had married Helen Webster Speid in April 1861, and had settled at Helenslea, on the Main South Road. They had three children, John Alexander, born 1861, William born 1864 and Agnes born 1866 (Thomson, 1929).



William and Helen Allan, who lived at Helenslea from 1863 (Thomson, 1929).

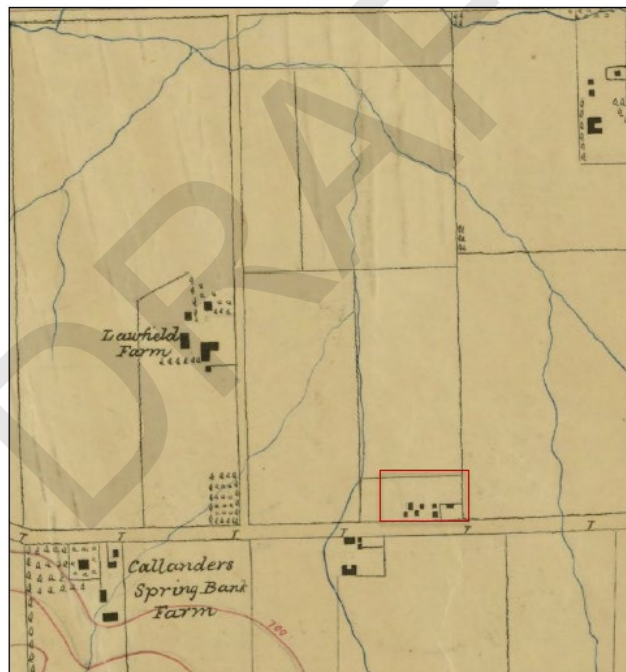
The cottage is recorded as constructed in 1863 in the East Taieri District Valuation Rolls (New Zealand Government, 1897). William died aged 40 in 1867 (place of death being "Helenslea") but the property remained in the Trustees of Allan until 1885 when the property was purchased by John Milne (Deeds D569).

John Milne died in 1892. Milne farmed from nearby Springbank Farm and may have taken on Helenslea as an extension to that holding.



Advertisement of property for sale 1885 (Otago Witness, 1885)

The associated buildings, including the cottage, appear in the Neill's 1901 Military Map.



Detail from Neill's Military Map 1901 showing buildings (Sheet 24 (Neill, 1901))

His wife Elizabeth managed the farm until she died in 1910.¹ The farm was sold to the Kirks who owned it into the 1950s. The property has had several owners since that time.

¹ New Zealand Cemetery Records, East Taieri Cemetery, Transcripts of Headstones as of February 1999, No.565.; *Clutha Leader*, 3 June 1910, Page 5.

The project area is located within the previous Taieri County Council authority (1876-1977) and then Silverpeaks County Council from 1977 until its merger with Dunedin City Council in 1989 (DCC Archives). No pre-1938 building records survive for the Taieri Council records which leaves only the 1897-1905 Valuation Roll for the East Taieri Riding available for date confirmation of the cottage.

Extracts from Origin Consultant's Condition Report on Helenslea

Helenslea cottage is understood to be a very early and historically significant cottage for the area – likely dating back to the 1860s. The main part of the cottage is readable in terms of the original layout and extension.

'The cottage consists of a simple rectangular footprint under a steeply pitched gable roof (approximately 9m x 4m), with a lean-to structure at the rear (also approximately 9m x 4m). It is a single-storey building with corrugated painted steel roofs, roughcast finished walls, timber and aluminium windows and two brick chimneys. There is a large attic space under the gable roof where clear evidence can be seen that the cottage was extended approximately 2.5m to the south at some time in the past. Newspapers lining the attic sarking date from 1864 and the early 1880's.'

Weatherboards remain under the roughcast on the main structure and window and door frames appear to be original, or at least very early. At the rear, there is a covered link to a later building which offers accommodation and a large garage

The front door is timber framed and glazed and is not original. There is a painted-out top light above the front door which has textured glass. The added thickness of the walls due to the roughcast has meant an additional timber trim has been added to the door frame. However, it appears that the original, or at least an early door frame remains intact. The rear door is also timber and glazed with a timber frame and of a later period than the early cottage.

The first window around to the north elevation matches the two on the front elevation – double hung in appearance but in aluminium and timber. Again, an earlier frame is evident. This window is in good condition – painted with no signs of decay. Continuing down the north elevation, there are two windows in the lean-to section, on either side of the chimney. These windows are multi-paned and timber – not original, but in good condition. On the west elevation, there are more multi-paned windows which match those on the north elevation. These are side-hinged casement windows. The paint and the windows appear to be in good condition. The bathroom and kitchen windows on this elevation are timber casement and fixed windows, again in relatively good condition. The south elevation has one tall slender window – timber frame and sill with aluminium-framed sashes which is central to the steeply pitched roof, and one large timber window with three panes in the lean-to section.

There are two brick chimneys – both located on the north elevation. The tallest chimney is central to the gable. It is two bricks wide, painted and has a slight lean to the east.

Notable people/Themes

Allan Family

The Allans were a prominent early settler family in the area and Allanton and Mount Allan are named after them. The family farms along main Main South Road - Bellfield, at the top of the rise from Riccarton; Dunrobin, adjoining Bellfield; the Holmes next door run by James Allan, a little off the road towards the plain; Helenslea, run by William B Allan on the Main South Road adjoining the Holmes farm; and Hopehill, run by James Allan (another in the family) beyond Allanton (Thomson, 1929), tell the story of early agricultural development and settlement on the Taieri Plain. William Allan's Helenslea is one chapter of this wider story.

William Allan (c.1836-1866) arrived in East Taieri with his family in 1848 and received the land by Crown Grant in 1863. William Brown Allan, the youngest son of John and Agnes, had married Helen Webster Speid in April 1861, and had settled at Helenslea, on the Main South Road. They had three children, John Alexander, born 1861, William born 1864 and Agnes born 1866 (Thomson, 1929).

Settlement of East Taieri

The Taieri Plains were included in the 1844 purchase of the Otago Block. The plains were settled by Scottish colonists from 1848, with the swampy land drained and laid out in farms. The Allan family were among the early European settlers of this district. Their farms illustrate the early settlement pattern. Both DCC and Heritage New Zealand recognise the historic significance of the Allan family farms:

- Springbank View, 311 East Taieri-Allanton Road Allanton, Scheduled Heritage Building B625, HNZPT Category 2 Historic Place #5234
- Springbank, 279 Main South Road East Taieri, Scheduled Heritage Building B623, HNZPT Category 2 Historic Place #5241
- Dunrobin, 186 Main South Road East Taieri, Scheduled Heritage Building B624, HNZPT Category 2 Historic Place #5242
- Bellfield, 134 Main South Road East Taieri, Scheduled Heritage Building B626, HNZPT Category 2 Historic Place #5240

Helenslea contributes to our understanding of the nineteenth century European settlement of East Taieri.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The building demonstrates heritage values within this criterion. Helenslea has historic significance as an early 1860s dwelling associated with the first generation of Pākehā settlement on the Taieri Plains. Helenslea contributes to our understanding of the nineteenth century European settlement on the Taieri and also of the Allan family's settlement.

SPIRITUAL/CULTURAL

The building does not demonstrate heritage values within this criterion.

DESIGN

The dwelling demonstrates, to a lesser degree, heritage values within this criterion. Helenslea has been subject to alterations and additions since its construction. Despite these modifications, it retains authenticity and a fair degree of integrity as a small-scale rural dwelling dating from the early 1860s. The dwelling demonstrates the scale and form of dwellings erected by early European settlers and also how these buildings have been adapted over the past 160 years. More research would contribute to the assessment under this criterion.

TECHNOLOGICAL/SCIENTIFIC

As an early extant residence, the original parts of the building have the potential to demonstrate early New Zealand building technologies of the late 1850s. More research would contribute to the assessment under this criterion.

REFERENCES

Origin Consultants, 'Condition Assessment & Recommendations for On-Going Maintenance – 262 Main South Road, East Taieri, Mosgiel', November 2023.

New Zealand Heritage Properties Ltd, '262 Main South Road, East Taieri An Archaeological Appraisal' Report Prepared for Annie Jackson, Author: Alison Breese and Jessie Hurford

Burton Brothers. (1886). Mr John Allan's farm, Tuarima, on the Taieri Plain.

<https://www.flickr.com/photos/dccarchives/48899715851/in/album-72157645735703265/>

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New Zealand Government. (1897). Dunedin City Council Valuation Roll - East Taieri 1897-1902.

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Thomson, J. A. (1929). The Taieri Allans and Related Families.

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Date Assessment Completed	Compiled from existing reports	Author	HB
Date Peer Reviewed	8 August 2024	Reviewer	MM
Date Confirmed Completed	8 August 2024		



North elevation (Origin Consultants)



West elevation (Origin Consultants)