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	Response Date	Aug 16 22
	Notes	
Q1	Select the chapter you want to provide feedback on	
Q2	In general, to what extent do you support the contents of this chapter?	
Q3	Objective/Policy/Rule/Standard reference:	
Q4	Feedback/Comments	
Q5	Objective/Policy/Rule/Standard reference:	
Q6	Feedback/Comments	
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Q8	Feedback/Comments	
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Q11	supporting documents?	
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Q12	If you need more space, or have any other general comments, please leave them here	

Nomination of 22 Hull St for Waitaki Council Heritage List

Describe place and setting.

A large private residence on a near level quarter acre section up a driveway on the Western (higher) side half way down the lowest block of Hull St.

The house has obviously been built in 2 stages. An original small house with verandah and attic bedrooms, which has a steeply pitched roof both to the house and the front dormer window, has received a larger scale 2 storied addition with a less steeply pitched roof as a wing at right angles.

The total floor area of the present house is 260 sq m. It is clad in stucco over original weatherboards, or over modern sheet products where it has been necessary to renovate areas. The roof is coloursteel, although the older part of the house had Welsh slate until a few years ago. (Leaking badly, previous owners made that decision). 2 chimneys remain, one with a single and one with 4 pots. The windows are, with a few exceptions, original - French windows in the original portion and double-hung sashes in the addition (repaired recently).

What would have been a clear view over town, harbour and sea is impinged upon by more recent houses and trees. The original half acre section was subdivided in 1928, one front corner being built on soon after that, and the other in the 1950s.

Prior to subdivision, the half acre comprised sections 10 and 11 of Block 73, which, along with sections 30 and 31 on Greta St adjoining the back boundary, formed an Education Reserve. The Greta St portion was the location of Oamaru's first public school, the Oamaru District School, and its play ground, while the Hull St portion was the Teacher's (later Head Master's, later Rector's) Residence and garden.

This is the same house which still exists - "Papers Past" research showing the early portion to have been built in 1863, most likely, or early 1864 at the latest, and the addition in 1869, final work completed early 1870.

Significance

1) Age.

1863 is extremely early for an Oamaru building and so its existence provides a real connection to those pioneer days for anyone in our present community with an interest in

our heritage. Of course that will only be magnified as time goes on - while the width of the interested "community" also grows with Oamaru's spreading fame as a heritage town. Since the additions in 1869 the exterior form has remained unchanged (except for a large lean-to at the rear of the addition not long after that), and it is easy to imagine the slates back on the roof and the weatherboards back on the walls - even the original small house standing alone, which coincidentally looks just like the cute line drawing of a pioneer house on the Heritage NZ logo.

The dating evidence is:- Otago Daily Times reporting in May 1862 the Estimates of Expenditure for the current half year (April to Sept 1862), including both the school and the teacher's house (the Oamaru Courthouse on the same list, which was built in 1863). Also ODT, the school's (which must have been built) new teacher having arrived in January 1863, while the Superintendent was to be asked to instruct the building of the teacher's house to proceed. October 1864 the North Otago Times referred to the "commodious school master's house which has recently been built here" while reporting on progress at the school. In January 1870 the North Otago Times reports that "excellent additions to the school and rector's residence are rapidly approaching completion".

2) Social History.

Not just any home, this was the Head Master's residence with its inextricable association with Oamaru's earliest school. Not many people seem to know of our first public school, let alone where it was, or that the Master's house still exists. This is fascinating local social history, with a great deal being able to be discovered about the staffing and functioning of this vital aspect of community life, through the School Committee meeting reports (with all the familiar names of our busy pioneer gentlemen), letters to the paper from parents, and other frequent news-worthy items in Paper's Past. The school was built in 1862, opened in January 1863, and ran in one form or another into the early 20th century, concurrent with later schools like the Middle School, 1875 (originally called the Grammar School), now part of the hospital. This was supposed to replace the old, small Greta St school, but quickly turned out to be too small itself, and the old school was reopened. This house continued to be the Head Master's/Rector's residence for the Middle School, as is evidenced by the delivery instructions written on the side of a built-in cabinet in the house ("Eduction Board/ Middle School Residence/ Rail to Oamaru"). Local history books have provided me with a full list of the Head Masters and their years of employment - consequently I know the names of all the early residents of this house. Searching their names, or the address "The Rectory, Hull St", brings up more social history :- servants wanted, contents auctions upon leaving, babies born, even family deaths.

1869 was the year the District School went through the process of being upgraded to the status of a Grammar School (this title shifted to the new Severn St school when it opened),

meaning that the quality of education was such that students were able to enter University directly upon leaving, and elevating the Head Master to "Rector". Both the school and the residence were enlarged, and a very high calibre teacher was employed (William Sanderson Fitzgerald, who has a page in the Dictionary of New Zealand Biography). My Paper's Past research has also confirmed my guess that the purpose of the addition to the house, was to enlarge the facilities for the extra boarders who would be enticed by the upgrade. (That would explain the huge bedrooms upstairs in the "new" wing - which I picture set up dormitory style). After many succeeding and some very long term Rectors (Robert Peattie, Edwin Earl), the Otago Education Board ceased to be the owner of what is now 22 Hull St, after the subdivision was done in 1928. The house went into private hands but had precious little alteration, largely due to the long ownership by one family - the Irwins. Many older local residents remember the ageing Miss Irwins, both teachers I believe, who were here until about the 1980s or 1990s. They would have been responsible for the mixed blessing of doing nothing to the house - retention of the original, and allowance of decay. There were 2 other owners between them and myself, with the result that a 21st century kitchen, and now bathroom have been created, within the old footprint of the house. This necessitated an internal wall removal, a skylight addition, and new glass doors and deck at the rear of the house, plus of course the remediation of the decay. The front and sides of the exterior (excepting cladding), and the upstairs and most of the ground floor, interior, are pretty much as they have been for 150 years.

I recently found an old marble while gardening near the school play ground fence. That is magic. I will continue to strengthen the old building and make it comfortable to live in, and would love to have the added protection of a Council Heritage Listing to make future redevelopment of the desirable site less likely.

3) Architectural significance.

In style, the original teacher's house was a gem - a small and simple example of Gothic Revival, quite rare for Oamaru, with its very steep roof and dormer window (originally slate covered) and large carved barge boards. The tall chimney at the rear, which was one of two, has a row of denticulated brick work, an angled weather drip course, and a highly decorative metal chimney pot, topped with a witches hat.

It speaks of the high standards and ambitions of the Otago Provincial Government that they would provide a distinctive house, more attractive than it need have been, for their employee.

In the main, there is evidence of economy, but not without taste. The wooden verandah brackets match the barge boards with their simple curves. Both staircases are steep, narrow, and minimally furnished with square section balusters and newel posts chamfered

to an octagon and topped with a simple wooded ball, in the case of the 1863 one, and simply turned in the later one. The three cast iron fireplace inserts which remain each have different decorative detail, although 2 would have been installed at the same time (1869). Those two have plain, standard wooden surrounds, while the earlier one has an unusual surround which features a delicate bead-turned quarter round cut trim. The addition chimney, built of blocks of Oamaru stone 1280mm long x 315mm high, served 3 fireplaces and the kitchen coal range (which is now in the bathroom). At present there is a Shacklock Orion No 1 range in good condition, but it would not be the original as they were not patented until 1882.

Most unfortunately, the barge boards which would have been on the North gable of the original portion of the house have been redeployed and fitted to the front gable of the added wing, in a misguided attempt to marry the 2 parts of the house visually. In my opinion this backfires as it draws attention to the differing roof pitches, and proportions of the front elevation. However, just the fact of having a larger building in a more recent style abutting the small pioneer house, puts 22 Hull St in exclusive company. Due to the solid construction of some of Oamaru's 1860s houses (unfortunately not this one), they were kept and added to, where they were more commonly replaced in other towns. I have noticed it as an Oamaru phenomenon. Fitzgerald House is best known - but also 39 Eden St (Eden Lodge), 49 Eden St, 7 Warren St - no doubt there are others.

Significance summary - OLD; a reminder of an important local social institution and the gentlemen who served it; a unique example of early Oamaruvian/Provincial Government domestic architecture.

Pasted from heritage NZ information on the Grammar School/Middle School

The former Oamaru Grammar School, designed by Oamaru architect John Forrester in 1875, has social, historical and architectural significance. Its chaste design, reflecting perhaps the 'disciplined scholastic environment' of the time, recalls the developing importance of secondary education nineteenth century Otago.

Oamaru's first school was the Greta Street School, built in 1862, which by 1870 had an average attendance of 170 pupils. A second school was established in 1874 (known as Oamaru North School), and a third in 1877, known as Oamaru South School.

Another school was needed to provide a bridge into the secondary school system. The title 'Grammar School' meant, according to historian K.C. McDonald that 'senior pupils were given the opportunity to go on to secondary subjects.' Architect Thomas

Forrester designed the school. The stone mason was James Calder and the carpenter was E. Rowland.

Oamaru Grammar School opened on 4 October 1875. With classrooms full of children and a crowd of visitors, George Sumpter, the chair of the school committee struggled to make himself heard. Sumpter told the crowd that the building was a credit to the architect and all concerned, and how the airy classrooms would be conducive to 'the health and happiness of those who would be scholars [there]. Mr Petrie, the Inspector of Schools, praised the building as 'the best designed building for the purpose in the Province.' Mr Fitzgerald, the Rector, said that he could already see the difference compared with the old school where students struggled with 'listless eyes and dull heads over tasks that in better ventilated rooms would have been mastered easily and with pleasure.'

The school buildings, besides smaller rooms and lobbies, comprised two central teaching rooms of 44 feet by 18 feet, and four rooms (two at the front and two at the back) of 35 feet by 20 feet. Some 13,000 to 13,000 feet of stone was required to build the school.

After the establishment of Oamaru North School and Oamaru South School, Oamaru Grammar School became known as Oamaru District High School, with some 17 boy pupils. It continued to offer secondary education until 1887. With the establishment of Waitaki Boys' High School in 1883, and Waitaki Girls' High School in 1887, the building was no longer needed for a secondary school and was converted to a primary school, renamed Oamaru Middle School (being between Oamaru North School and Oamaru South School).