

## 2.41 Swan Street, no. 7 Worker's Cottage

**Schedule number:**

**NCC Heritage Group:**

**Type of site (archaeological site/historic place/historic area):** archaeological site, historic place

**Address:** 7 Swan Street, Napier South

**Legal Description:** LOT 2 DP 139 (CT 45/269)

**Construction date:** Unknown – likely between 1840 and 1860. Most likely moved to the current location at 7 Swan Street in the late 1880s or early 1890s.



Figure 329 Aerial photograph showing the location of the worker's cottage at 7 Swan Street. Note that there are multiple structures on the property; the smaller two storey house set behind the larger house is the worker's cottage. Source: <https://www.gis.napier.govt.nz>

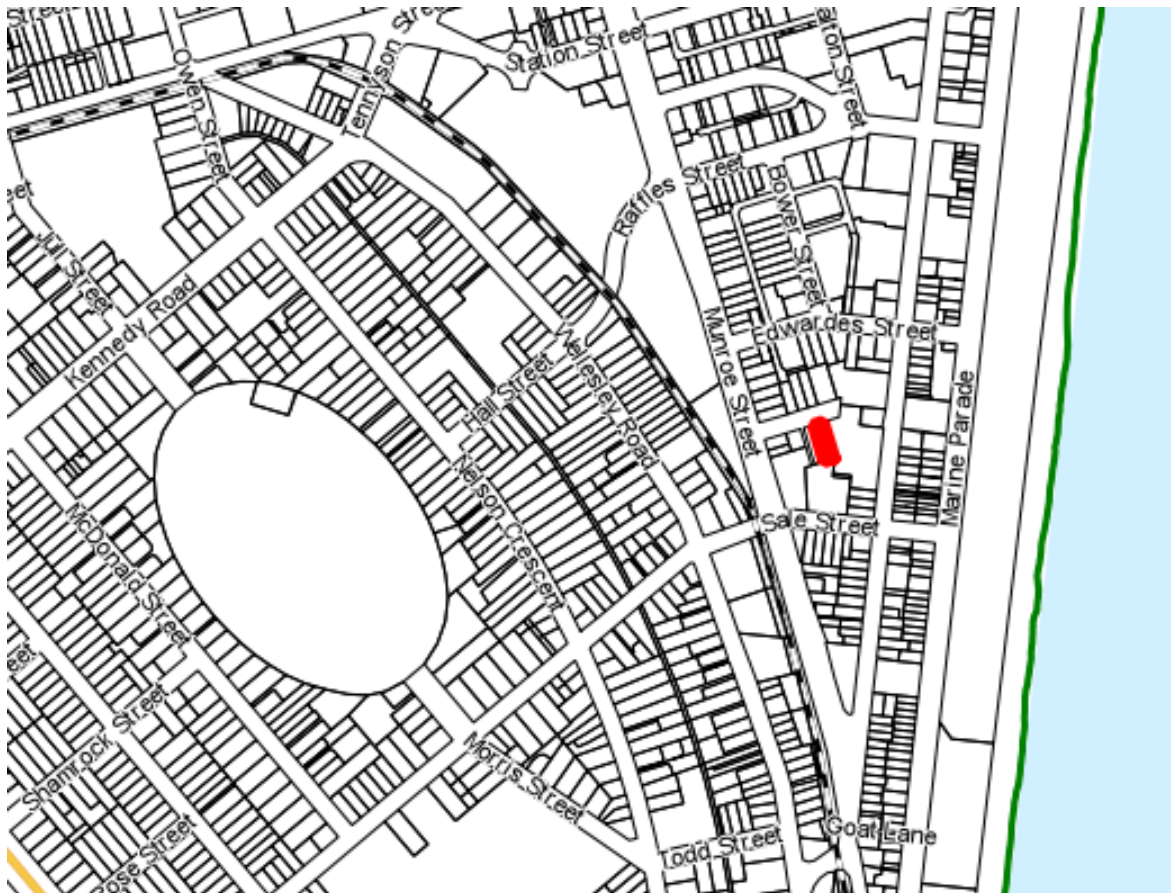


Figure 330 Location of 7 Swan Street. Source <https://www.gis.napier.govt.nz>

**Architect:** Unknown

**Builder:** Unknown

**Original function/use:** House

**Original owner:**

**Current use:** Residential

**Current owner:** Basil Ashing Rouse

**Notable people:**

**Theme (e.g. settlement, government, economics):** Settlement

**Hapu/Iwi:**

**Cultural connections:**

**Architectural style/description:**

**Significance:** This cottage has representative value as an example of early worker's cottage and architectural value as one of the examples chosen by Jeremy Salmond for his definitive book *Old New Zealand Houses*. It has social value for its connection with the many working-class people who made major contributions to the development of Napier and who have been forgotten. It has additional value for being representative of a sustainable social activity

around re-locating buildings from one place to another rather than demolishing them. Many houses particularly small cottages were shifted around Napier and this cottage is an example of that activity. It is likely to have come from the CBD which had originally been both residential and commercial but as the commercial activity grew and prospered the small houses were in the way of commercial expansion so sold for relocation.

**History:** The worker's cottage at 7 Swan Street (Figure 330) is an example of an early New Zealand house. It was identified in Jeremy Salmond's book *Old New Zealand Houses 1800 – 1940*, as an example of one of the first houses (1800 – 1860).



Figure 331 The worker's cottage at 7 Swan Street as photographed c.1986 for Jeremy Salmond's book *Old New Zealand Houses 1800 – 1940*.

It is very likely that the worker's cottage at 7 Swan Street was moved to its present site at some stage during late 1880s or early 1890s as the area of Napier South where Swan Street currently is, was swamp up until draining of the swamp occurred between 1877 – 1880 (See Figure 331). The worker's cottage is not present on the Bowman Map (Figure 332).

Reclamation is the term used to describe the winning of dry land from large bodies of water including the sea, estuaries and wetlands. The expansion of development into areas that had previously been permanently or periodically underwater, began in Napier as early as 1875. In

Napier, reclamation was generally of lagoons, swamps and mudflats, and was a sign of progress and development. Reclamation was principally for expansion – with the view to providing more land for urban growth and housing.<sup>465</sup>

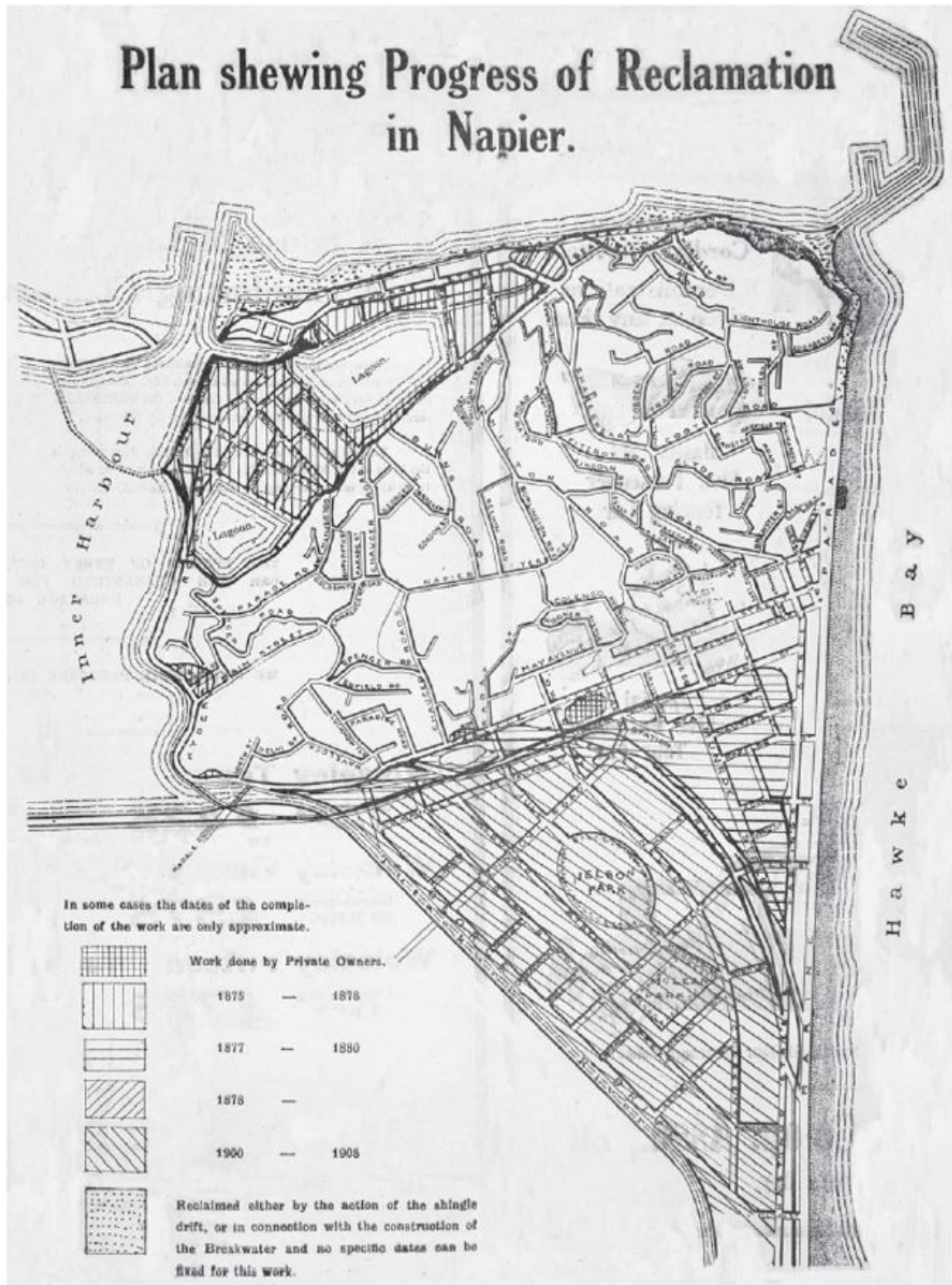


Figure 332 Map showing progress of the reclamation of Napier. Source: Annabell, 2012.

<sup>465</sup> Annabell, 2012, p.

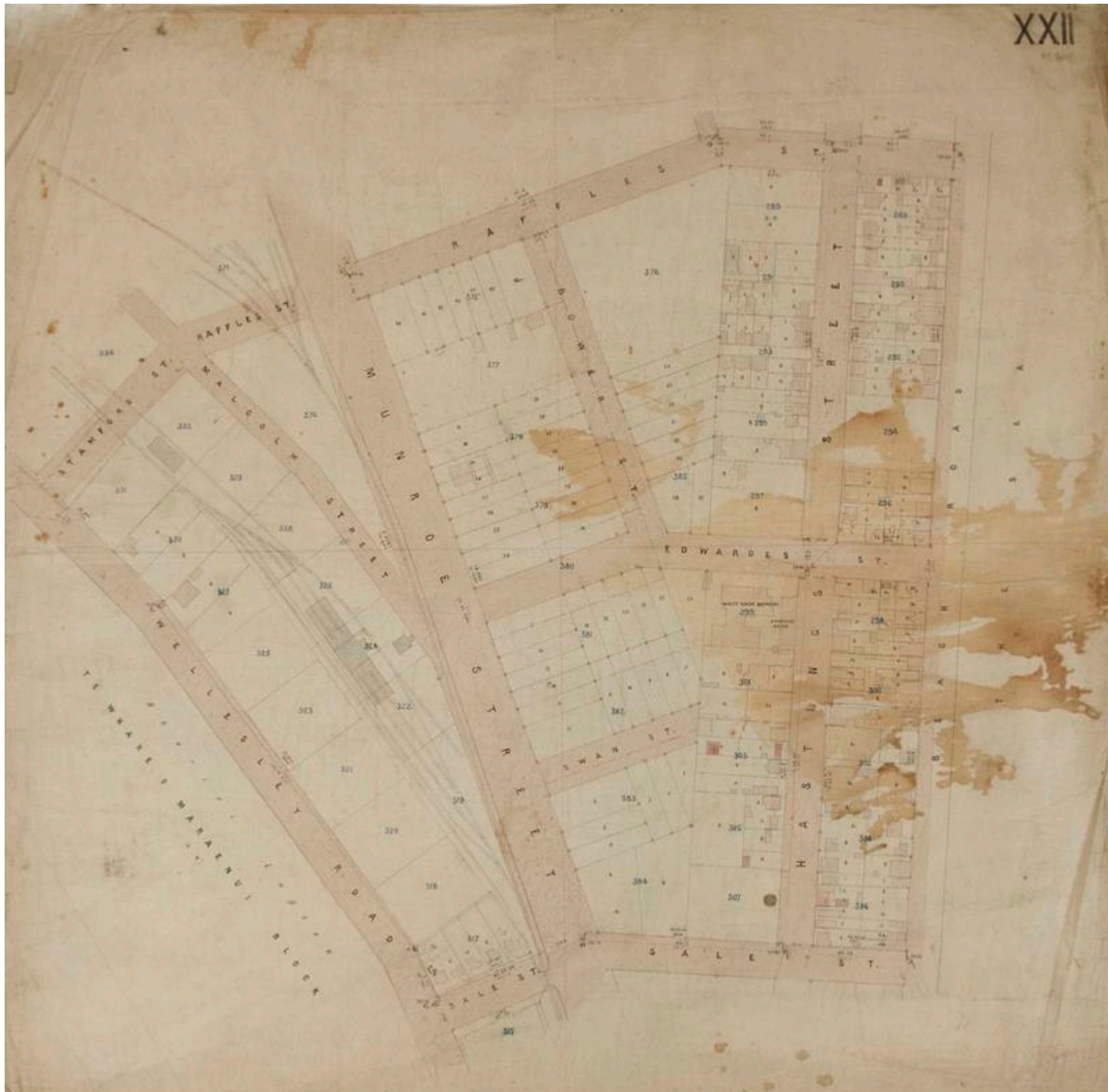


Figure 333 The house at 7 Swan Street does not appear on Sheet XXII of Bowman's 1880s map of Napier. <https://collection.mtghawkesbay.com>

Town Section 383, which is where 7 Swan Street is located, was first granted to the settler Edward Francis Harris in April 1859. Swan Street itself was not present on Augustus Koch's 1870 Plan showing the town of Napier (Figure 333).

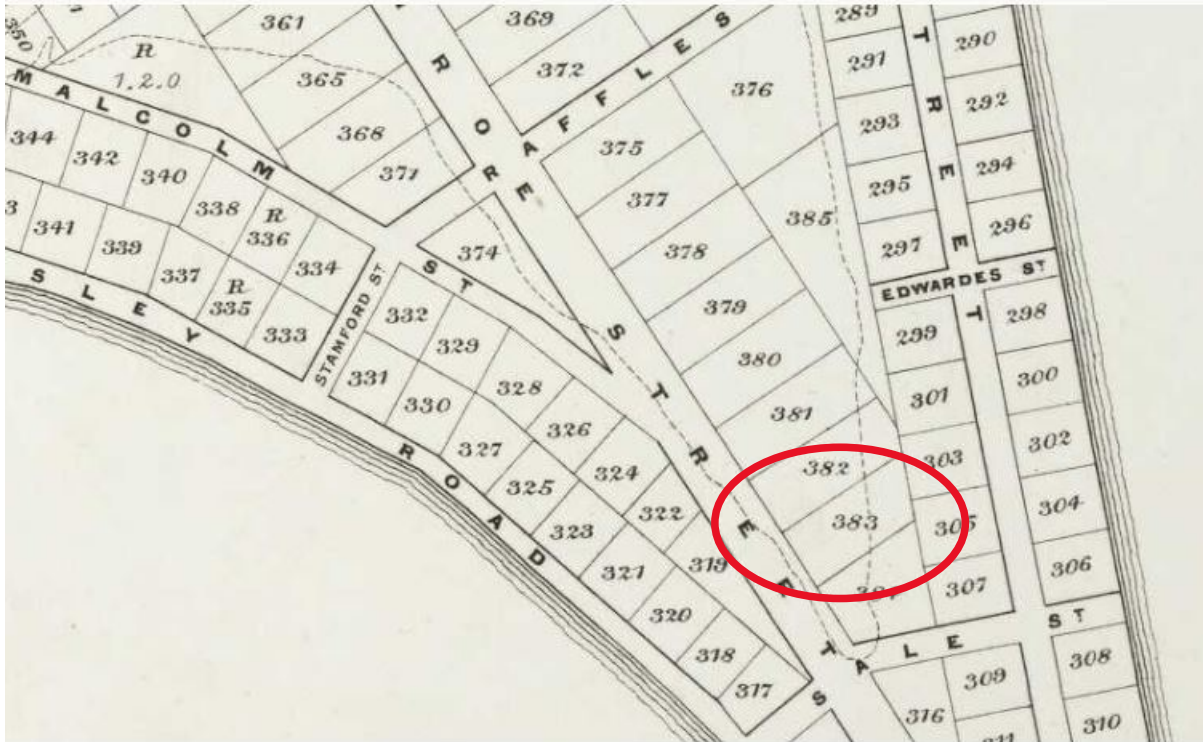


Figure 334 Town Section 383 was present on Augustus Koch’s 1870 Plan Showing the Town of Napier, but Swan Street had not yet been formed. Source: [http://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps\\_pid=IE1079691](http://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE1079691)

In January 1880, George Edward Gordon Richardson, Trustee in the Estate of George Gwavas Carlyon (deceased owner of Town Section 383) was issued notice under “The Napier Swamp Nuisance Act 1875” and the “Napier Swamp Continuance Act 1877” that unless the sum of filling and reclaiming the land was paid to the town clerk’s office by 5 August 1880, then the land would be sold (Figure 334). It is apparent that the sum was not received, as on 7 August 1880, a sale of lands notice for Town Section 383 appeared in the *Hawke’s Bay Herald* (Figure 334). In March 1881 a plan was drawn by Robert Lamb showing subdivision of some swamp sections, of which TS 383 was one (Figure 335). It is likely that the worker’s cottage was not moved to its present location until after this date, however it is unknown where it was moved from.

**Alterations:**

There have been several additions and alterations to the property at 7 Swan Street in more recent times, with the addition of a new dwelling in front of the old worker’s cottage in 2003, and the erection of a carport in 2010. Substantial alterations/additions were carried out on the original cottage in the early 2000s with the addition of a new kitchen and extension of the verandah on the eastern side of the dwelling. The addition of a new garage also occurred in the early 2000s (Napier City Council Property Files).



### NAPIER SWAMP NUISANCE ACTS.

To George Edward Gordon Richardson, Merchant, Napier, Trustee in the Estate of George Gwavas Carlyon, deceased, or other owner of **Town Section No. 383**, of the Borough of Napier.

**N**OTICE is hereby given, under and by virtue of "The Napier Swamp Nuisance Act, 1875," and the Napier Swamp Nuisance Act Continuance Act, 1877," that unless the sum of £721 13s 8d, being the actual cost of filling in and reclaiming your land, being **Town Section No. 383** on the plan of the **Town** of Napier, situated in the Napier **Town** Swamp, together with interest on the said sum from the day of the date hereof, at the rate of six pounds per centum per annum, be paid to the said Corporation on or before the 5th day of August, 1880, the said land will, under and by virtue of the provisions of the said Acts, be sold to defray the cost of such filling in and reclamation aforesaid, and interest as aforesaid.

Dated at the **Town** Clerk's Office, Napier, this 24th day of January, 1880.

M. N. BOWER,

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**Town** Clerk, Napier.

Figure 335 Notice given under the Napier Swamp Nuisance Acts. *Hawke's Bay Herald* Volume XXI Issue 5595 26 January 1880. Source: <https://www.paperspast.natlib.govt.nz>

### Borough Council Notices



### NAPIER SWAMP NUISANCE ACTS.

#### SALE OF LANDS.

**M**R W. ROUTLEDGE, Auctioneer, has been instructed by the Corporation of the Borough of Napier, acting under the powers vested in them by "The Napier Swamp Nuisance Act, 1875," and the Acts amending the same, to offer for sale by public auction, at the **Town** Clerk's Office, Napier, on **MONDAY**, the 16th day of August, 1880, at noon, the following land, viz. :—**Town Section No. 383**, on the plan of the **town** of Napier.

By order,

M. N. BOWER,

**Town** Clerk.

☒ Napier, 7th August, 1880.

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Figure 336 Notice of Sale of Town Section 383. *Hawke's Bay Herald* Volume XXI Issue 5761 7 August 1880. Source: <https://www.paperspast.natlib.govt.nz>

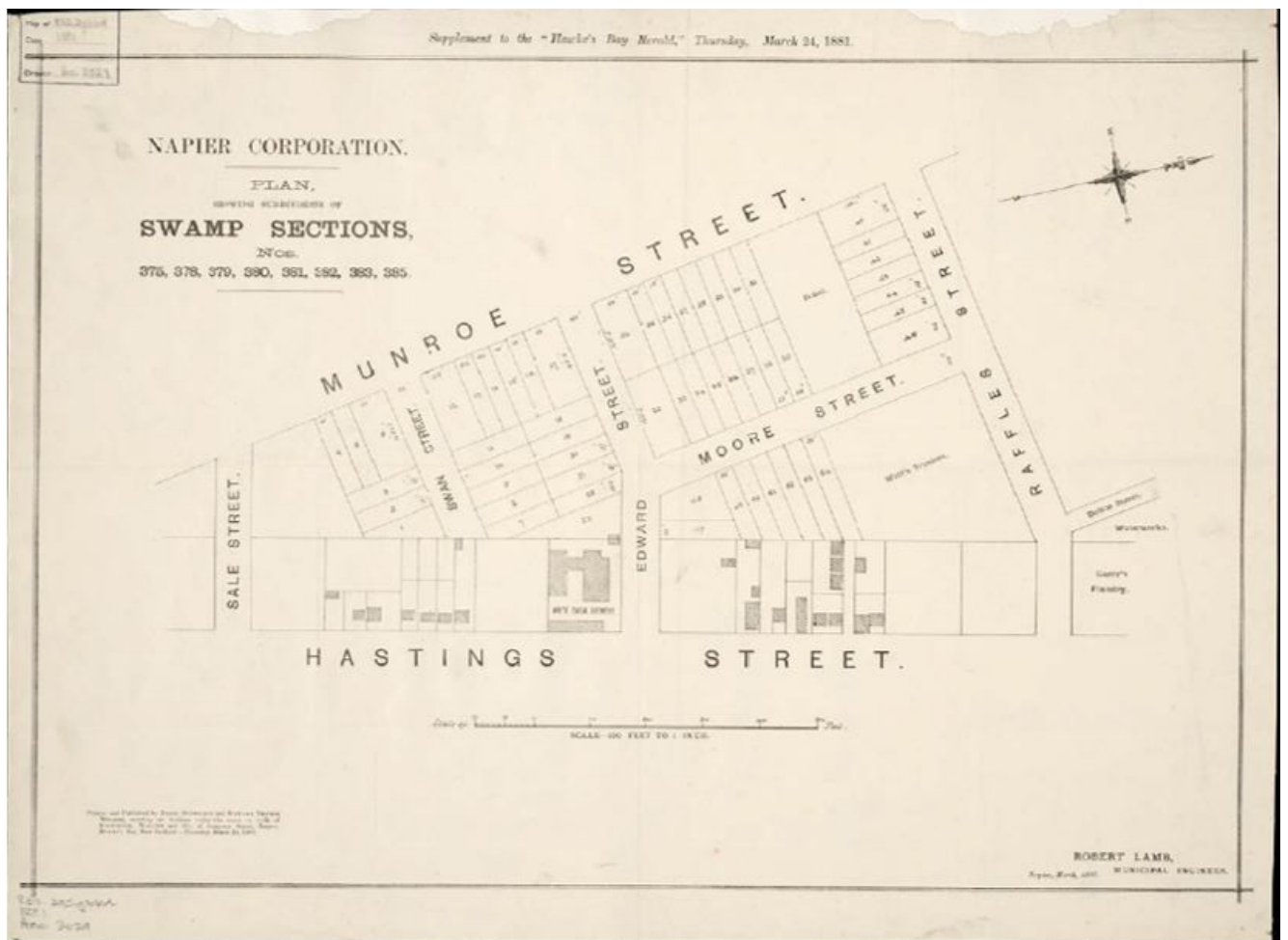


Figure 337 Plan showing subdivisions of Swamp Sections 375, 378, 380, 381, 382, 383 and 385. March 1881. Source:

[http://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps\\_pid=IE1081764](http://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE1081764)

### References:

Annabell, John Barry. 2012. Planning Napier 1850 – 1968. A thesis presented in part Doctor of Philosophy in Planning, Massey University, Manawatu, New Zealand.

Salmond, Jeremy. 1986. Old New Zealand Houses 1800 – 1940. Published by Reed Books, Auckland, New Zealand.

Hawke's Bay Museum website collections <https://collection.mtghawkesbay.com>

Napier City Council Property Files <https://www.napier.govt.nz>

Napier City Council GIS <https://www.gis.napier.govt.nz>

National Library website <https://www.natlib.govt.nz>

Papers Past Website <https://www.paperspast.natlib.govt.nz>

**Recommendations:** List on District Plan