

## Appendix 5: Individual house reports

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## House

10 Armour Avenue



Photo: M Kelly 2017

### Summary of heritage significance

This house, built in 1926, and best known as Wareham House, was a popular Wellington reception venue, which ran from 1965 to 2007. The venue hosted a great many events over its history, weddings particularly. It began life as domestic dwelling, the use it has since returned to. This is a fine English Domestic Revival house, built in a grand and elegant manner using good materials and an interesting palette of decorative and functional features. It occupies a street with a fine and varied collection of late 19<sup>th</sup> and 20<sup>th</sup> century houses.

District Plan:	N/A
Legal Description:	Lot 3, DP 4464, Lot 4 DP 4464
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	N/A
Other names:	Wareham House
Key physical dates:	1926
Architect / Builder:	Architect Herbert Barnes, builder J.W. Hay
Former uses:	Dwelling Reception venue
Current uses:	Dwelling

Earthquake Prone  
Status:

Not EQP

Extent:



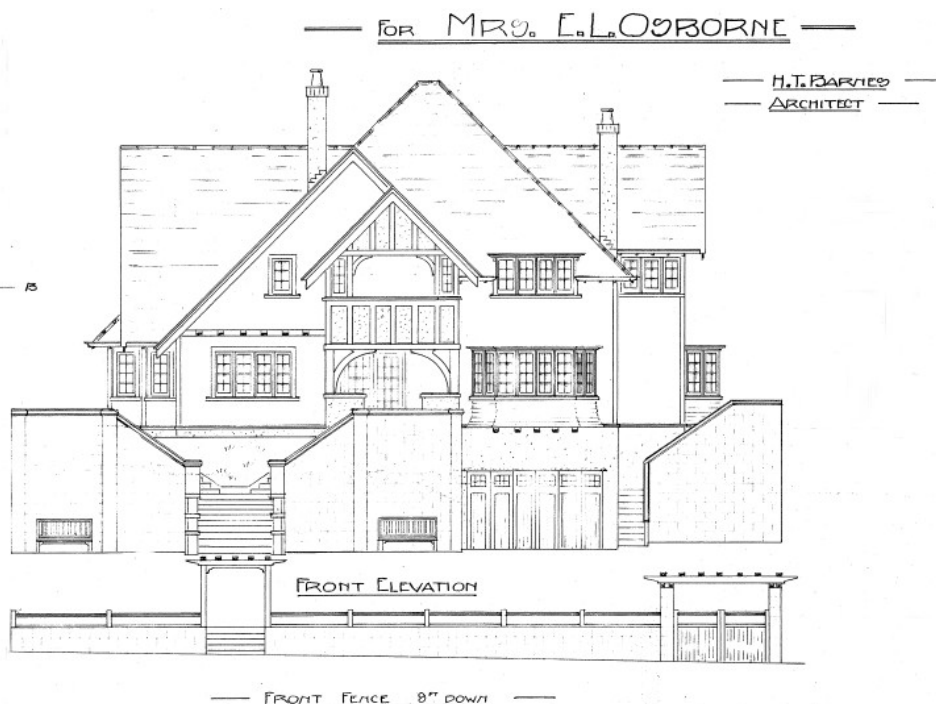
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## 1.0 Outline History

### 1.1 History

10 Armour Avenue, popularly known as Wareham House, was built in 1926 for Bernard Osborne (1883-1951) and his wife Emily (née Sheldon). They purchased the land, previously unoccupied, in 1922.<sup>1</sup> Bernard Osborne was born in Melbourne in 1883 and he and his wife were married in Nelson in 1911.<sup>2</sup> They settled in Wellington where Osborne set up a leather goods manufacturing business, specialising in bags, trunks, suitcases and attaché cases. He must have had some success because the house they built was a substantial one. Designed by architect Herbert Barnes in an English Domestic Revival style, it was built by J.W. Hay who tendered a price of £4704.<sup>3</sup> It was the family home of the Osbornes, who had two sons, Kenneth (b.1912) and James (b.1916).

Bernard Osborne's business, known mostly as Osborne's Ltd, was located on Lambton Quay and later in Willis Street. When it was registered as a private company in 1926, the business was described as 'leather trunk and travelling bag manufacturers in all its branches and generally to buy, sell, manufacture, and deal in all kinds of goods, wares etc., and general incidental.'<sup>4</sup>



Front elevation, as per Harold Barnes' original plans. (B810, WCA)

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<sup>1</sup> CT WN291/88, Land Information New Zealand

<sup>2</sup> *Evening Post*, 25 April 1911 p.9

<sup>3</sup> B810\_ Brougham Avenue [10-12 Armour Avenue], dwelling - 04 Mar 1926, Wellington City Archives (WCA)

<sup>4</sup> *Evening Post*, 13 May 1926, p.11

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The Osborne's property was purchased in Emily's name and the house built for her, but when Bernard Osborne died in 1951 the property passed to his executors, including son Kenneth.<sup>5</sup> Emily died in 1960. It is possible that she remained on in the house until her death.

In 1964, the house was sold to Wareham House Ltd.,<sup>6</sup> a company set up by the Wareham family and allied to their catering business. Brothers Pat and Jack Wareham established Maadi Catering in 1946 and set up the Maadi Lounge in Manners Street.<sup>7</sup> The family bought Wareham House as a reception venue and Maadi Catering was later based there.

Several notable changes have been made to the house. In 1965 the Warehams applied to build a covered walkway to the first floor of the house, at an estimated cost of £300.<sup>8</sup> It is not clear if this was ever built. At some point between 1996 and 2004 – but not revealed in plans held by Wellington City Archives – a large space was built on the bottom floor, where the garage was located, extending out into the driveway. This flat-roofed single storey addition altered the appearance of the front elevation considerably. In 1994, the first floor and attic were converted and extended to form a two bedroom apartment, to designs by Reid Associates of Waikanae.<sup>9</sup>

Wareham House became a well-known Wellington institution. A great many Wellingtonians would have set foot in the door at some point in their lives. It hosted thousands of events, mainly wedding receptions, but many other functions. Perhaps its most famous occasion was early on in Wareham House's history – a luncheon for Lady Bird Johnson, wife of President Johnson, during their visit to Wellington in 1966.

Wareham House's days as a reception venue ended in 2007. By this time Wareham House Ltd's shareholding was divided between Michael Wareham and Albert Wareham. The house was put on the market but not sold initially. In the interim, a double-garage was built in 2010. The house was finally sold in 2015.

## 1.2 Timeline of modifications (include original plans)

1926	House constructed
1965	Construction of covered way to first floor (not certain if ever built)
1994	First floor and attic converted and extended to form a two bedroom apartment
Between 1996 and 2004	Ground floor reception space built

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<sup>5</sup> CT WN291/88, LINZ

<sup>6</sup> Ibid.

<sup>7</sup> *Dominion Post*, 28 April 2007

<sup>8</sup> 00058:396:C16943, Building permit, 10 Armour Ave, WCA

<sup>9</sup> 00060\_223\_5096, Building consent, 10 Armour Ave, WCA

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### 1.3 Ownership history

1926-1951 Emily Osborne  
1951-1964 Executors of Bernard Osborne

### 1.4 Occupation history

1926-1951 Bernard and Emily Osborne and family  
1951-1960 Emily Osborne  
1960-1964 Not known

### 1.5 Architect

Herbert Barnes (more information needed)

## 2.0 Physical description

### 2.1 Architecture

This English Domestic Revival style house is based on the kind of houses made popular in Britain in the early 20<sup>th</sup> century by architects such as Edwin Luytens and Charles Voysey. Barnes' design shows a good understanding of the kind of large middle class residence then popular in Britain and New Zealand and other parts of the world.

This large three-storey house is built around a central core with two intersecting axes, one roughly north-south, the other east-west. A projecting gable extends north from the centre of the house, which is marked by a peaked roof. This is flanked by another wing running parallel back to the rear of the house. Another wing extends to the west from the centre of the house. The various gables, all steeply pitched, allow the architect to introduce many different elements to the house – bay windows cut into the roofline, half timbering in gable ends, projecting gablets, multi-pane casement windows, and tall chimney stacks.

The only discordant note is the large addition to the front elevation, which extends the footprint of the house considerably via a monolithic, flat roofed structure. Another addition to the house at the rear also introduces a mono-pitched structure into the roofline but this is not visible from most vantage points.

The interior was not inspected.

### 2.2 Materials

Timber – framing, weatherboards, lining, joinery, window frames  
Concrete – foundations, retaining walls (mostly reinforced), lower house walls (concrete blocks)

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Brick – chimneys (above foundations)  
Marseille tiles – roof cladding

### **2.3 Setting**

Armour Avenue is a wide and open street that runs between Brougham Street and Porritt Avenue, and sits on a narrow flat area between ridges. Most of the properties on the south side are on generous sections and mostly able to be seen from the street, although the garage at no.10 reduces the house's visibility somewhat. The house has a garden to the rear with a lawn and maturing trees.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

*Architectural:* Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

10 Armour Street is a convincing example of English Domestic Revival architecture, produced by a relatively unknown architect. As built, the house was a very satisfying composition. The house has had external and internal changes, most notably the addition to the main façade at ground floor level, which detracts from what was a very elegant elevation. Nevertheless, the house's elements are massed in an interesting and attractive way, which, allied to its size, gives it considerable presence.

*Townscape:* Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The house is in a lesser visited side-street so despite being large and impressive, it does not have the wider townscape impact it might otherwise have on a busier street. For all that, the house is very well known to generations of Wellingtonians as a reception venue, and this in turn has given it citywide recognition. This will diminish over time, as its previous purpose is gradually forgotten.

*Group:* Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

Armour Avenue is a pleasant, leafy street with many fine houses. The north side of the street has a continuous row of houses of similar quality and age. The south side of the street, where 10 Armour Avenue is located, contains several buildings of later vintage, which mar, somewhat, the overall visual experience.

##### **Historic Value:**

*Association:* Is the item associated with an important person, group, or organisation?

The house's most significant association is with the Wareham family and their catering and reception house business. Through this use of the house, literally thousands of Wellingtonians and others visited the house and used its facilities over a number of decades. Arguably the most significant visitor to the house was Lady Bird Johnson, the wife of President Lyndon Johnson, in 1966.

*Association:* Is the item associated with an important historic event, theme, pattern, phase, or activity?



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Courtesy of the reception for Lady Bird Johnson, the house is, in a minor way, associated with the controversial visit of President Lyndon Johnson, in 1966, at the point where New Zealand was about to become involved in the Vietnam War.

**Scientific Value:**

*Archaeological:* Does the item have archaeological value for its ability to provide scientific information about past human activity?

*Educational:* Does the item have educational value for what it can demonstrate about aspects of the past?

*Technological:* Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

*Public esteem:* Is the item held in high public esteem?

The house likely retains some public esteem for its previous role as a reception venue, but this will fade as time wears on.

*Symbolic, commemorative, traditional, spiritual:* Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

*Sentiment/Connection:* Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

*Rare:* Is the item rare, unique, unusual, seminal, influential, or outstanding?

*Representative:* Is the item a good example of the class it represents?

This is a fine example of English Domestic Revival architecture; significant later changes do not greatly undermine that assessment.

*Authentic:* Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

There have been additions and changes to this house, both internally and externally, but the house is relatively unchanged, with the obvious exception of the ground floor extension to the front elevation.

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***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.

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#### 4.0 References

*Wellington City Archives*

B810\_ Brougham Avenue [10-12 Armour Avenue], dwelling - 04 Mar 1926

00058:396:C16943, Building permit, 10 Armour Ave

00060\_223\_5096, Building consent, 10 Armour Ave

CT WN291/88, Land Information New Zealand

*Evening Post*, 25 April 1911, 13 May 1926, *Dominion Post*, 28 April 2007

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## House

20 Austin Street



Photo: Michael Kelly

### Summary of heritage significance

This is one of Mt Victoria's best preserved 1870s residences. An interesting and elegant design, it is oriented west for the views, but still offers a stimulating view from the street. The house's builder and first owner, Robert Hamerton, was a successful civil servant and lawyer, and, for 11 years, the Public Trustee. The house's return to a family residence in 1982 after a long period of use as flats led to changes to the house, internally and externally, but it remains recognisable as the house built in 1875.

District Plan:	N/A
Legal Description:	Lot 2 DP 1464
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	1875 House built
	1945 House converted into two flats
	1982 House reinstated as single dwelling, two sheds demolished, new kitchen built in addition on street elevation to replace existing kitchen in lean-to, and garage formed in existing pitched roof extension on street elevation
Key physical dates:	1987 Pergola and garden shed added to north-west corner of house
Architect / Builder:	Not known
Former uses:	Dwelling
Current uses:	Dwelling

Earthquake Prone  
Status: Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built in 1875<sup>1</sup> for Robert Chisenhall Hamerton (1838-1913), a prominent civil servant and lawyer. Hamerton bought the property in 1875 for the purpose of building a house.

Hamerton was born in Lancashire and he and his family arrived in New Zealand in 1854, settling in Taranaki. He fought in the Taranaki land wars and was awarded the New Zealand war medal. After the war he joined the Civil Service and was quickly promoted to Registrar of Deeds, Joint Stock Companies, Births, Deaths, and Marriages, and Deputy-Commissioner of Stamps at New Plymouth. He married Mary Parris in 1859 and together they had five sons and three daughters.

In 1871, the family moved to Wellington, where Hamerton took up the position of Deputy-Registrar of the Supreme Court. In 1874, he was appointed Secretary for Stamps and Controller of Legacy Duties. He studied law part-time and in 1878 was admitted as a barrister and solicitor of the Supreme Court.<sup>2</sup>



The Hamertons' house in 1884. (BB-2235-1-1-G, Alexander Turnbull Library)

In 1880 Hamerton was appointed Public Trustee, a position he kept until he retired in 1891. An act of Parliament was passed to provide him with a pension.<sup>3</sup> He then took up private practice, initially joining forces with C.F. Richmond before forming Hamerton

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<sup>1</sup> Wellington City Council Te Aro Ward, Rate Book 1875-76, Wellington City Archives (WCA)

<sup>2</sup> *Evening Post*, 6 September 1913 p.6

<sup>3</sup> Cyclopedia Company Limited 1897, *The Cyclopedia of New Zealand [Wellington Provincial District]*, Cyclopedia Company, Limited, Wellington p.329

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and Andrew with John Andrew, who later bought the house off Hamerton. Hamerton retired in 1907. He was a prominent mason and churchwarden and vestryman at St Mark's Church, Sussex Street. He also helped found the Mt Victoria Bowling Club.

Given the size of his family, the house Hamerton had built was a substantial one from the outset and not dramatically different from the house there today. As was typical of the times, the house's main elevation was the view over Te Aro (to the west), as Austin Street was not well formed and had few houses on it at the time. A substantial piece of land accompanied the house.

The Hamertons lived at Austin Street until 1902, when the house was sold to Robert Hamerton's legal partner John Andrew.<sup>4</sup> The couple moved to Kelburn. Andrew and his wife Jessie occupied the house for just two years before he died. The property was promptly subdivided by Andrew's executors and the house and associated land sold to Mary Northcote, described as a widow, in 1904.<sup>5</sup> This began a series of relatively quick sales. Mary Northcote sold it to Janet Bulkeley, also a widow, in 1908, who then sold it to Francesca Fernandez, whose husband John was a surveyor, in 1919. In 1925, she sold the house to Annie and Miriam James (sisters-in-law from Pahiatua) who almost immediately on-sold it to Henry and Isabel Porteous.<sup>6</sup> The couple occupied the house for a period before leasing it to Edith Robertson (and others), but they remained the owners until 1943, when they sold the house to civil servant Olive Cooksey.

It was Cooksey who made the first recorded changes to the house – the addition of a bathroom on the ground floor and the conversion of the house into two flats, one on each floor.<sup>7</sup> However, the plan does not show the provision of a kitchen on the first floor. The application was made in November 1944, so it is assumed to have been completed the following year. Cooksey also lived at the house for a period in the late 1950s. In 1962, she sold the house to Mr and Mrs S. Andrews<sup>8</sup> who later rented the flats out as Andrews Apartments.<sup>9</sup>

In 1982, by which time the house had been converted into three flats, company director Garrick Emms and teacher Marguerite Tait-Jamieson bought the house.<sup>10</sup> The following year they hired the well known local architect Roger Walker to convert it back into a family home. He drew up designs to demolish two sheds and the kitchen, building a significant addition to the street frontage (for a new kitchen), building a new entrance porch, and a garage in an extension to the existing pitched roof extension on the same elevation.<sup>11</sup> In 1987, they added a pergola and garden shed to the north-west corner of the house.<sup>12</sup>

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<sup>4</sup> WN5/171, Land Information New Zealand (LINZ)

<sup>5</sup> WN139/58, LINZ

<sup>6</sup> Ibid.

<sup>7</sup> B23673; 20 Austin Street, erect additions, bathroom - 17 Nov 1944, WCA

<sup>8</sup> WN139/58, LINZ

<sup>9</sup> *New Zealand Post Office Directory*, 1972

<sup>10</sup> Ibid.

<sup>11</sup> C62825; 20 Austin Street, convert 3 flats to dwelling - 18 Aug 1983, WCA

<sup>12</sup> D8004; 20 Austin Street, dwelling additions and alterations – 1987, WCA

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In 1991, the house was sold to accountants Grenville Gaskell and Patricia Heath, who quickly on-sold it, the following year, to civil servants Timothy Day and Rosemary Percival.<sup>13</sup> The present owners bought the house in 1999. There are no records of recent changes although they have undertaken a great deal of maintenance and repair of the house in the period since.

## **1.2 Timeline of modifications (include original plans)**

1875	House built
1945	House converted into two flats
1982	House converted back into single dwelling, two sheds demolished, new kitchen built in addition to street frontage to replace lean-to containing kitchen, and garage formed in existing pitched roof extension on same elevation
1987	Pergola and garden shed added to north-west corner of house

## **1.3 Ownership history**

1875-1902	Robert Hamerton
1902-1904	John Andrew
1904-1908	Mary Northcote
1908-1919	Janet Bulkley
1919-1925	Francesca Fernandez
1925	Annie and Miriam James
1925-1943	Henry and Isabel Porteous
1943-1962	Olive Cooksey
1962-1982	Mr and Mrs S. Andrews

## **1.4 Occupation history**

1875-1902	Robert and Mary Hamerton and family
1902-1904	John and Jessie Andrew
1904-1908	Mary Northcote
1908-1919	Janet Bulkley
1919-1925	John and Francesca Fernandez
1925-1932	Graeme and Isabel Porteous
1932--c1959	Edith Robertson (later Edith Holley)
c1959-1962	Olive Cooksey

## **1.5 Architect**

Not known.

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<sup>13</sup> WN139/58, LINZ



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## **2.0 Physical description**

### **2.1 Architecture**

This Victorian villa was built to take advantage of the views from Mt Victoria, at a time when Austin Street was barely formed and there were few houses on the hillside. As a result, the house was built facing Te Aro and the west elevation is understandably more visually interesting than the street elevation. The former has a projecting gable alongside a double verandah. The rear elevation is more functional; it has always had single-storey lean-tos and out buildings.

This timber framed and clad house has a corrugated iron roof, which was once clad in shingles. The form of the hipped roof is as original and it is also somewhat unusual, in that, between the two gables running east-west there is a smaller hip over (and matching the width of) the entrance porch on the rear elevation. This part of the roof runs back to the return of the hip.

The rear elevation makes conspicuous use of Classical decoration. The gable end has a broken pediment, which sits above a single window. This window is capped by a full pediment, supported by corbels, over a double-hung sash separated into nine lights (including one large pane) by mullions and transoms. This window style is repeated on this and other elevations. A flat roofed bay window projects from the ground floor.

Alongside this are the two floors with verandahs. The ground floor verandah has been extended with a convex roof addition and this is linked to a garden shed on the north side of the property. Lattice work on the verandah supports – on both floors – is likewise likely to be an addition. The ground floor entrance is recessed but there are also entrances onto the ground floor via two pairs of French doors. The first floor verandah, which is also accessed by French doors, has Union Jack balustrading.

The street elevation is partly obscured by various add-ons. From the street, left-to-right, there is the garage, entrance porch and a lean-to that contains the kitchen. From the north side of the kitchen, a covered way wraps around these structures and finishes on the north side of the house. The whole of the front is enclosed by a fence to form a courtyard.

The interior was not inspected but at the time of its restoration to a single family home, the first floor was largely devoted to bedrooms and bathrooms, with living areas, laundry kitchen and dining downstairs.

### **2.2 Materials**

Timber – framing, joinery

Concrete – foundations

Corrugated steel – roof

### **2.3 Setting**

This house once sat in some isolation on its hillside location, with no house within 50 metres or more of it. Today it is enclosed on all sides bar the street. The house is set back

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on its property so there is space in front and behind the house. The house is reasonably prominent on Austin Street, but with two-storey houses in close attendance, not in an obvious way.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This house has significant architectural value for the features that lift it above the standard Victorian villa. The west elevation is particularly fine, with the detailing on the gable a notable feature, as is the use of nine-pane sashes that lift the appearance of many of the windows beyond the typical. The unusual arrangement of the roof is also of considerable interest. This is a house of some refinement.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The design of the house marks it out as clearly of considerable age and it is a house that makes a strong contribution to the northern end of Austin Street. Its siting back from the road suggests that it is older than its neighbours and gives the house more prominence for that.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

There is a small group of two-storey houses on the west side of Austin Street, centred around no.20, that share some common features – mainly scale and detailing – that give them some collective coherence.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

This house has historic importance for its association with its original owner, Robert Hamerton, civil servant, lawyer and the Public Trustee for 11 years.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

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**Educational:** Does the item have educational value for what it can demonstrate about aspects of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

The house is rare in a Wellington context, both for being a well preserved and reasonably intact 1870s dwelling and for its intriguing roof design. It also demonstrates a quality of architectural detailing and workmanship that lifts it out of the ordinary.

**Representative:** Is the item a good example of the class it represents?

This is a fine example of an Italianate villa, with sufficient integrity to demonstrate its quality.

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

The house has been altered, and renovated and restored, but there is much remaining from the time of the building's construction. Externally, it is not very far removed from the original 1875 house, with the exception of a few additions on the front elevation.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local.

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## 4.0 References

Cyclopedia Company Limited 1897, *The Cyclopedia of New Zealand [Wellington Provincial District]*, Cyclopedia Company, Limited, Wellington p.329

*Evening Post*, 6 September 1913 p.6

*New Zealand Post Office Directory*, 1880-1979

WN5/171, WN139/58, Land Information New Zealand

*Wellington City Archives*

Wellington City Council Te Aro Ward, Rate Book 1875-76

B23673; 20 Austin Street, erect additions, bathroom - 17 Nov 1944, WCA

C62825; 20 Austin Street, convert 3 flats to dwelling - 18 Aug 1983, WCA

D8004; 20 Austin Street, dwelling additions and alterations – 1987, WCA

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## House

21 Austin Street



Photo: Michael Kelly

### Summary of heritage significance

This house is a dwelling of some age, external authenticity and distinction. It retains its c.1890 appearance, externally at least. It has had a modest, representative history. The house has limited townscape value because it is mostly obscured from Austin Street.

District Plan:	N/A
Legal Description:	Lot 1 A Plan 87
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	c.1888 House built
Key physical dates:	1942 Converted into two flats
	2006 Single dwelling reinstated
Architect / Builder:	Not known
Former uses:	Dwelling
Current uses:	Dwelling
Earthquake Prone Status:	Not EQP

Extent:



## 1.0 Outline History

### 1.1 History

It is not exactly known when this house was constructed, but the land was purchased in 1888 by Clara Mack, wife of William Mack (1854-1937), a successful Wellington plumber and later a president of the Victoria Bowling Club.

It is assumed that the house was built soon after; the Macks were living there by the early 1890s. In a curious arrangement, the house was bought by Walter Morrah in 1896, who lived in the house and then sold it back to the Macks in 1900. The family then occupied the house for the next 30 years. In the early 1930s they moved to a new house in Seatoun and the house was rented out to a series of tradesmen. William Mack died in 1937 and Clara Mack died in 1942.

At that point, executor John Mack (presumably a relative) sold the house to Margaret Amos, wife of Clyde Amos, an engineer.<sup>1</sup> Although the Amos's lived at the house, it was at this point that the house was converted into two flats, with a kitchenette provided on the first floor, external stairs provided and the internal stairs removed. The design appears to have been the work of the builder, W. Smith. The value of the estimated work was £120.<sup>2</sup> Three years later the Amos's sold the property to Norma Kendall, but, oddly, street directories show that the Amos's remained occupants of one of the flats well into the 1950s.<sup>3</sup>

In the meantime the house was sold again, to John Millar, a contractor, in 1951, who immediately on-sold to Reginald Reed, a company director based in Auckland, and Ada

<sup>1</sup> CT WN46/245, Land Information New Zealand (LINZ)

<sup>2</sup> B22466; 21 Austin Street, convert to 2 flats - 03 Nov 1942, Wellington City Council (WCA)

<sup>3</sup> *New Zealand Post Office Directory, 1930-1960*

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Swinson, who were tenants in common. Ada Swinson lived in the property until the early 1960s. Her share was passed to her sister-in-law Gwendoline Swinson in 1959. Then, in 1968, in an odd twist, the latter married Reed. In 1971, she passed her share in the house to him.

In 2005, a building consent was sought<sup>4</sup> to reinstate the house as a single dwelling and it is assumed that this work was undertaken, probably in 2006. The major changes were a reconfiguration of the ground floor rooms, with most of the north wall of the hall removed and new partitions and linings built at the east end of that floor. The external ramp was moved slightly and a new porch was built within the verandah. Internal stairs were rebuilt. There were new linings, joinery, insulation and many other changes.

## 1.2 Timeline of modifications

1942	House converted into two flats, with internal stairs removed and ramp built for access to upper flat.
c.2006	Single dwelling reinstated, internal stairs rebuilt, partitions removed and new walls built on first floor, rear ramp moved, new porch built on first floor etc.

## 1.3 Ownership history

c1888-1896	Clara Mack
1896-1900	Walter Morrah
1900-1942	Clara Mack
1942-1945	Margaret Amos
1945-1951	Norma Kendall
1951	John Millar
1951-1959	Reginald Reed, Ada Swinson
1959-1971	Reginald Reed, Gwendoline Swinson (later Reed)

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<sup>4</sup> 00078:2044:135004; 21 Austin Street, conversion - flat to dwg, 2005, WCA



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## 1.4 Occupation history

c1888-1896	William and Clara Mack and family
1896-1900	Walter Morrah
1900-1942	William and Clara Mack and family
1932-1942	William Ives, printer (1932), Clifford Siddall, clerk (1936), Robert Evans bootmaker, 1940, Mary Evans (1942)
1942-1955	Clyde and Margaret Amos
1955-1959	E Morgan
1959-1971	Ada Swinson

## 1.5 Architect

Not known.

## 2.0 Physical description

### 2.1 Architecture

The house is largely obscured from street level but, from what is visible, aerial images and an existing plan, the house is a two storey villa with a hipped roof, with the exception of a gable on the north side of the front (west) elevation. This sits above a square, double-height bay. There is also a verandah on the front elevation. At the rear is a lean-to on the ground floor with other additions behind. A ramp extends from the rear of the house to give access to what was the first floor flat. The main entrance is on the ground floor.

### 2.2 Materials

Timber framing.

Corrugated iron roof.

Rusticated weatherboards on external walls.

### 2.3 Setting

The house sits on the corner of Austin Street and Bosworth Terrace, some distance above the road. Mature vegetation on the slope below the house obscures, in part, views to and from the house. A path at the rear of the property gives access to Bosworth Terrace properties (nos 5 & 6), which overlook the rear of the house.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

To the extent it is possible to determine, the house has retained much of its external appearance c.1890, so it does have value for its design, style and materials.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied relatively early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

##### **Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

##### **Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

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*Does the item contribute to sense of place or continuity?*

***Sentiment/Connection:*** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

***Rare:*** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

***Representative:*** *Is the item a good example of the class it represents?*

The house is likely to have enough of its original external fabric to be considered a good example of a Victorian villa.

***Authentic:*** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The house does retain some external authenticity and the ground floor is largely unchanged. There were major changes to the first floor in 2006 although the extent of these would require a more rigorous assessment.

***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

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## 4.0 References

Births, Deaths and Marriages Online - <https://www.bdmhistoricalrecords.dia.govt.nz/>

CT WN46/245, Land Information New Zealand (LINZ)

*New Zealand Post Office Directory, 1930-1981*

Wellington City Archives:

B22466; 21 Austin Street, convert to 2 flats - 03 Nov 1942

00078:2044:135004; 21 Austin Street, conversion - flat to dwg, 2005

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## House

26 Austin Street



Photo: Michael Kelly

### Summary of heritage significance

This house has heritage significance for several reasons; its rarity as a surviving 1870s house, its physical proximity to other nearby houses of a similar vintage and its connection to Samuel Costall, a reasonably prominent 19<sup>th</sup> century Wellingtonian, who was the first owner of the house.

District Plan:	N/A	
Legal Description:	Pt Section 346, Town of Wellington	
Heritage Area:	N/A	
HPT Listed:	N/A	
Archaeological Site:	Pre-1900 dwelling	
Other names:	N/A	
	1878	House built
	n.d. (post 1900)	Shingle roof replaced with corrugated iron
Key physical dates:	n.d. (by 1947)	Extra storey added to lean-to on front of house
		House extended on south elevation
	1963	House converted into three flats
Architect / Builder:	Not known	
Former uses:	Dwelling	
Current uses:	Flats	

Earthquake Prone  
Status: Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built in 1878<sup>1</sup> for Samuel Costall (1840-1932), a compositor, clerk and, later, Government Printer (along with Stationery Stores Manager, and Controller of Stamp Printing). He was also a Baptist minister and ran a Sunday school for many years.<sup>2</sup>

Town Acre 346 was purchased by William Meek in 1864 and he began subdividing it in the mid-1870s, when Austin Street was formed. Costall bought part of Town Acre 346 off Meek in 1877.<sup>3</sup> The house Costall built was on an elevated section and the two storey verandah offered fine views over Te Aro. As the street was barely formed, the rear of the house was treated as a secondary elevation, with a lean-to on the east elevation and a stand-alone shed. The house had a shingled roof, although imported corrugated iron was in relatively good supply by then.



26 Austin Street during the Costalls' occupation. Note the shingle roof, lean-to and shed at the rear of the house. (BB-2235-1-1-G, Alexander Turnbull Library)

Costall and his wife Jane occupied the house until about 1900 when they moved to Hataitai. Lawyer John Andrew of Hamerton and Andrew (his partner Robert Hamerton lived at 20 Austin Street) rented the house initially. He was followed by George Wilton, a chemist and Thomas Wood, a compositor. At some point, probably after the turn of the century, the shingles were replaced with corrugated iron.

In 1915, Costall subdivided the property, selling part of the section (presumably land on his northern boundary) to his daughter Mary Jane and son-in-law John Port, who had acquired the property to the immediate north (later no.24) and built a house. In 1920, Costall sold the remainder of the property (including the house) to Samuel

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<sup>1</sup> Borough Council of Wellington Cook Ward Rate Book, 1878-79, Wellington City Archives (WCA)

<sup>2</sup> *Cyclopedia of New Zealand, Vol.I, Wellington Provincial District, 1897* p.123

<sup>3</sup> CT WN8-177, Land Information New Zealand (LINZ)

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Robinson, an accountant,<sup>4</sup> who moved into the house. Jane Costall died in 1914 and Samuel moved in with the Ports. He later moved to Island Bay and died in 1932, at the age of 92.<sup>5</sup> He outlived Mary Jane Port, who died in 1924.

Samuel Robinson owned and occupied the house for six years before selling it to Kate Dender, a nurse, who appears to have run the building as a maternity hospital.<sup>6</sup> This venture did not last long and she sold the property to Rose O'Reilly in 1927.<sup>7</sup> She never lived in the house but had a series of tenants, mainly women, during her tenure. It may be during this period that the house was extended on the street elevation by the addition of a two-storey lean-to, plus two small lean-tos adjoining that, and then another, single-storey extension on the south elevation. There is no indication that these changes took place at the same time.<sup>8</sup> In 1956, when the occupant was William Popperwell, the Wellington City Council forced Rose O'Reilly to fix a leaking roof.<sup>9</sup>

In 1963, Konstandinos Gerondis, a restaurateur, bought the house and almost immediately converted it into three flats. The changes were considerable. The house was repiled, the ground floor converted into two flats with separate kitchens and bathrooms and the top floor became one (somewhat larger) flat. The internal staircase was removed, doors removed and infilled, double-hung sash windows replaced with casements, chimneys and fireplaces removed and external stairs built to provide access to the upper storey. The current appearance of the house is largely the result of the changes made at this time. The house had only one garage (pre-World War II from its appearance) but Gerondis successfully sought a dispensation from the requirement to provide off-street parking for all three flats.<sup>10</sup>

The house remains in three flats, which have been occupied by several generations of tenants. In that period there have been four owners. Gerondis sold the house to company executive Ivor Phillips in 1968. He in turn sold it to Henry Bird, a wharf employee, in 1971.<sup>11</sup> Bird himself lived in Flat 1, often sharing with other people. He managed the building he owned for most of the next 30 years. During that period, Bird was required to renew his licence to run an apartment (housing three or more separate flats) and the house was regularly inspected to ensure that it met the Wellington City Council's standards for fire, sanitation and other matters. If it did not, Bird was sent a letter outlining the things he needed to fix to ensure he continued to receive a licence to run an apartment building.<sup>12</sup>

## 1.2 Timeline of modifications (include original plans)

1878                      House built

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<sup>4</sup> Ibid.

<sup>5</sup> *Evening Post*, 17 December 1932, p.11

<sup>6</sup> *Evening Post*, 4 February 1927, p.1

<sup>7</sup> CT WN271-120, LINZ

<sup>8</sup> No record of these changes has been located. They are evident in an aerial image taken in 1947. (See WA-05389-F, Alexander Turnbull Library)

<sup>9</sup> Chief Sanitary Inspector to Building Superintendent, WCC, 27 April 1956, City Engineer's file 45\_89\_12; Premises, 26 Austin Street - 1956-1992, WCA

<sup>10</sup> Mackisack and Andrew to City Engineer, WCC, City Engineer's file 45\_89\_12

<sup>11</sup> CT WN271-120, LINZ

<sup>12</sup> See correspondence on City Engineer's file 45\_89\_12.



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n.d. (post 1900)	Shingle roof replaced with corrugated iron
n.d. (by 1947)	Extra storey added to lean-to on front of house House extended on south elevation
1963	House converted into three flats; two flats on ground floor with separate kitchens and bathrooms, one flat on top floor, internal staircase removed, doors removed and infilled, windows replaced and new ones installed, chimneys and fireplaces removed and external stairs built to provide access to upper storey

### 1.3 Ownership history

1878-1920	Samuel Costall
1920-1926	Samuel Robinson
1926-1927	Kate Dender
1927-1963	Rose O'Reilly
1963-1968	Konstandinos? Gerondis
1968-1971	Ivor Phillips

### 1.4 Occupation history

1878-1920	Samuel and Jane Costall and family
1900-1920	John and Jessie Andrew George Wilton, chemist (1910) Thomas Wood, compositor (1912-1919)
1920-1926	Samuel Robinson
1926-1927	Kate Dender, maternity hospital
1927-1963	Mrs A Garden, Mrs A Mitchell (1929); Mrs H Ingalls (1933), Mrs E Cross (1936-40); Rae Bell (1942); Rev Laurence North (1946), David Waller (1951); D. Wilson, traveller (1954); J Dennis (1955); William Popperwell (1956); John Hill, hairdresser (1959-63)
1963-1968	Not known
1968-1971	Leonie Albert, Douglas Turchie (1968)

### 1.5 Architect

Not known.

## 2.0 Physical description

### 2.1 Architecture

This was a typical Victorian two-storey villa when constructed, with a verandah on both floors of the west side of the house to take advantage of the views, and a lean-to on the Austin Street elevation. The subsequent changes made to the house have removed much of the external evidence of the initial period of construction.

The core of the house is the 1878 structure; the hipped roof indicates its original extent, along with the verandah on the west elevation and what used to be a single storey wing on the east elevation (now gone). At some point, the lean-to was extended to two-

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storeys and a single-storey addition built around the south-east corner of the house (both of these were there by 1947).

Today the original fabric remaining on the house consists of its eave brackets and rusticated weatherboards. There does not appear to be an original double-hung sash window remaining; they were replaced, mostly, in 1963, by casements or single pane windows. These are arranged haphazardly across the house's facades. Original portions of the verandah on the west elevation may also be also still intact. There is an external staircase / fire escape on the north elevation. This also dates from 1963.

The interior was not inspected but there appears to be relatively little left of the original layout, although fittings and fabric from that period may have survived.

## **2.2 Materials**

Timber – framing, joinery, external cladding

Concrete – foundations

Corrugated iron – roof

## **2.3 Setting**

Located at the northern end of Austin Street, close to the Elizabeth Street intersection, this house occupies an elevated site overlooking lower Mt Victoria and Te Aro. The views to and from the house are very much enhanced by the unusually (for Mt Victoria) large open space to the immediate west, with 50 metres to the nearest building. There are neighbours in close attendance on either side.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

*Architectural:* Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

Although the house has been significantly modified, these changes could be reversed with a careful restoration.

*Townscape:* Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

*Group:* Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

This is one of at least three houses dating from the 1870s at the northern end of Austin Street. All were built at a time soon after the formation of the rudimentary street. They have all had different histories but they stand as a rare group of houses of notable age.

##### **Historic Value:**

*Association:* Is the item associated with an important person, group, or organisation?

Samuel Costall was a man of some status in 19<sup>th</sup> century Wellington, both as a senior civil servant but also as a Baptist minister.

*Association:* Is the item associated with an important historic event, theme, pattern, phase, or activity?

##### **Scientific Value:**

*Archaeological:* Does the item have archaeological value for its ability to provide scientific information about past human activity?

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

*Educational:* Does the item have educational value for what it can demonstrate about aspects of the past?

*Technological:* Does the item have technological value for its innovative or important construction methods or use of materials?

##### **Social Value:**

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**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

As a 1870s house, it has rarity value in Mt Victoria for its age.

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.

The connection with Samuel Costall and the age of the house is significant although the house itself has been much altered.

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## 4.0 References

Certificates of Title WN8-177, WN271-120, Land Information New Zealand

*Cyclopedia of New Zealand, Vol.I, Wellington Provincial District, 1897*

*Evening Post*, 4 February 1927, 17 December 1932

Image WA-05389-F, Alexander Turnbull Library

*Wellington City Archives*

Borough Council of Wellington Cook Ward Rate Book, 1878-79

City Engineer's file 45\_89\_12; Premises, 26 Austin Street - 1956-1992

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## House

28 Austin Street



Photo: Michael Kelly, 2016

### Summary of heritage significance

This house is significant firstly for its association with Joseph Page, Town Clerk of Wellington City for over 15 years. He built the house and made changes to it, some of which can still be seen today. The building has been much modified but it remains an intact example of an early Mt Victoria house.

District Plan:	N/A
Legal Description:	Lot 2 DP 7645
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	1876 House built
	By 1888 Gable built on north end replacing some of the verandah; second, lower gable (running north-south) built behind the main gable to extend first floor living area.
Key physical dates:	
	c.1928 House converted into three flats – two on the ground floor and one on the first floor
	n.d. South verandah, ground floor, filled in

Addition made to wing facing the street elevation  
Outbuildings on the street elevation extended  
Double-hung sash windows replaced with casements (over time)  
1973 Remainder of west verandah enclosed to form fourth flat and extend upstairs lounge  
n.d. A separate pitched-roof single-storey extension built hard on the street boundary

Architect / Builder: Not known  
Former uses: Dwelling  
Current uses: Flats  
Earthquake Prone Status: Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built for Joseph Ellett Page (1841-1907), who bought the section from William Meek in 1876<sup>1</sup> and began construction the same year, taking advantage of the recent formation of Austin Street. One source states that Page, who was born in Suffolk and had found work as a clerk in a local business, did not arrive until 1877.<sup>2</sup> Page immediately joined the Wellington City Council as a clerk and the following year was appointed treasurer. He was appointed town clerk in 1889.<sup>3</sup> Together with his wife Helen, with whom he had 12 children,<sup>4</sup> he occupied the house for the next 31 years. In 1886, Page bought the neighbouring property (to the south, in Town Acre 345) and added it to his holding.<sup>5</sup>



No.28 (left) pictured from the rear in 1884. At this stage the entire roof of the two storey portion was clad in shingles and like no.26 next door (right) it had a lean-to at the rear and an outbuilding. (BB-2235-1-1-G, Alexander Turnbull Library)

When it was built the house had a verandah across the ground floor of the front of the house. By 1888, this had been partly replaced by a gable on the north end, possibly to make room for more of the family's 12 children (the last three of their children were born in the house). This was not the only change. A second, lower gable (running north-south) was built behind the first to extend the first floor. There was another verandah on the south elevation that was linked to an outbuilding. There were shingles on the roof initially but all the changes meant that these had been replaced by corrugated iron except on the north-east wing.

In 1906, Joseph Page, who had by then retired and moved to Khandallah with his family, transferred the property to his wife. His health was said to have broken down from the

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<sup>1</sup> CT WN8/54, Land Information New Zealand (LINZ)

<sup>2</sup> Cyclopeda Company Limited 1897, *The Cyclopeda of New Zealand [Wellington Provincial District]*, Cyclopeda Company, Limited, Wellington p.282

<sup>3</sup> *New Zealand Times*, 22 March 1889 p.4

<sup>4</sup> See [http://www.ancestry.com/genealogy/records/joseph-ellett-page\\_48530793](http://www.ancestry.com/genealogy/records/joseph-ellett-page_48530793) [retrieved 27 November 2016]

<sup>5</sup> CT WN9/233, LINZ



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extraordinary long hours he had to work.<sup>6</sup> He died the following year. Helen Page sold the house in 1908 to sawmiller John Roy of Mangatainoka. Roy did not live in the house and rented it out to a succession of tenants. In 1920, he sold the house to Elsie Williams, who quickly sold it to Elizabeth Buckley the following year.<sup>7</sup> She moved into the house. In 1926, she sold a section comprising the rear and south side of the section to Charles Dixon (later 30 Austin Street) and kept the remainder, including 28 Austin Street, in a separate section. The following year, she sold the property, minus a small portion of its south-east corner, to Myra Naylor, wife of publican Lewis Naylor. She almost immediately sold the property to Panos Boolieris (1888-1972), a confectioner and grocer.

Boolieris, who lived at the property, planned a conversion of the house into three flats – two on the ground floor and one on the first floor. Initially the plan was turned down for a lack of information but eventually Boolieris provided enough material for the permit to be granted.<sup>8</sup> Just when this work was carried out is not clear. It wasn't until the mid-1930s that more than one flat at the address was identified in street directories. Until his death in 1972, Boolieris shared the house with a variety of tenants, most of whom came and went quickly.

During Boolieris' ownership the house changed incrementally. The south verandah was filled in, a short addition made to the wing facing the street elevation and the outbuildings on the street elevation extended. Following his death the house passed to his executors – Stathy Boolieris, then a student, and Shane Treadwell, a solicitor. In 1973, Stathy Boolieris made one more change to the house, enclosing the verandah on the west side of the house to allow the formation of a bathroom and lounge extension and create a fourth flat. On the first floor, the verandah was also enclosed to allow the lounge to be extended.<sup>9</sup> Finally, a separate pitched roof single-storey extension was built up to the street boundary.

Oddly, occupation records show the fourth flat in use only from the 1990s.<sup>10</sup> Throughout its long history as a rental property, the house has been occupied by a great many people, mostly single people or couples but sometimes as many as three in one flat. It remains a rental property.

## 1.2 Timeline of modifications (include original plans)

1876	House built
By 1888	Gable built on north end replacing some of the verandah; second, lower gable (running north-south) built behind the first to extend the first floor living area.
c.1928	House converted into three flats – two on the ground floor and one on the first floor.
n.d.	South verandah, ground floor, filled in

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<sup>6</sup> *New Zealand Times*, 3 October 1905, p.6

<sup>7</sup> *Ibid.*

<sup>8</sup> B4537; 28 Austin Street, alterations to dwelling, convert to three flats - 4 Jan 1928, Wellington City Archives

<sup>9</sup> C37050; 28 Austin Street, convert to four flats - 29 Jan 1973, Wellington City Archives

<sup>10</sup> See *Wises Street Directories and Habitation Indexes*, 1970-

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	West verandah enclosed on the ground floor
	Addition made to wing facing the street elevation
	Outbuildings on the street elevation extended
	Double-hung sash windows replaced with casements (over time)
1973	First floor verandah enclosed.
n.d.	A separate pitched-roof single-storey extension built hard on the street boundary.

### 1.3 Ownership history

1876-1906	Joseph Page
1906-1908	Helen Page
1908-1920	John Roy
1920-1921	Elsie Williams
1921-1926	Elizabeth Buckley
1926-1927	Myra Naylor
1927-1972	Pano Boolieris

### 1.4 Occupation history

1876-1907	Joseph and Helen Page and family
1907-1908	Helen Page and family
1906-1920	John Holmes (1910), Arthur Pike, gardener (1912-1914), Cecil Hurley, clerk (1914), Thomas Christeson (1915), Dorothea Fleming, private school (1917)
1920-1921	Cecil Pirie, engineer (1920)
1921-1926	Elizabeth Buckley
1927-1972	Panos Boolieris (28b) and others

### 1.5 Architect

Not known.

## 2.0 Physical description

### 2.1 Architecture

This predominantly two-storey house has a somewhat rambling appearance today, the outcome of two main phases of building and later additions and alterations, some of which are unrecorded. The house has a corrugated iron roof, rusticated weatherboards and predominantly casement windows of various sizes. Some of these were new openings but others were installed in place of double-hung sashes at intervals during the 20<sup>th</sup> century.

The house was originally an L-shaped gabled Victorian villa with a lean-to on the east elevation and a verandah on the west elevation. By 1888, it had been extended with a gable on the north-west, which removed part of the verandah, and a second gable in the middle of the house to extend the first floor. Its conversion into three flats in 1928 did not change the

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house much, but over the following decades, the south verandah was filled in, the west verandah enclosed on the ground floor, a short addition made to the wing facing the street elevation and the outbuildings on the street elevation extended. In 1973, the first floor verandah was enclosed. Finally, a separate pitched roof single-storey extension was built up to the street boundary.

What this means is that the building forms, in plan, a large rectangle with an extension towards the street on that elevation. Signs of the original building remain with the decorative eave brackets on the gable facing the street and various finials (some clearly more recent).

## **2.2 Materials**

Timber- exterior cladding, joinery, framing

Corrugated iron – roof

Concrete – foundations? (building may not have been repiled)

## **2.3 Setting**

This house sits on the slope between the high point of Austin Street and the Elizabeth Street intersection. It is flanked by two-storey houses although there is a considerable gap to the nearest house on the south side. Close by to the west and partially in front is a two-storey house (built in 1926). The houses are predominantly high off the road on the other side of Austin Street. The house has a modest garden – lawns and trees – on the west side. There is a rough concrete wall on the street boundary, topped by a picket fence and an extension to the house.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

This is one of at least three houses dating from the 1870s at the northern end of Austin Street. All were built at a time soon after the formation of the rudimentary street. They have all had different histories but they stand as a rare group of houses of notable age.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

Joseph Page, the original owner, was a significant person in the early history of the Wellington City Council, having occupied positions of authority, including town clerk, for most of his career at the council.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

##### **Social Value:**

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**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

As an 1870s house, it has rarity value in Mt Victoria for its age.

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local

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## 4.0 References

Cyclopedia Company Limited 1897, *The Cyclopedia of New Zealand [Wellington Provincial District]*, Cyclopedia Company, Limited, Wellington p.282

[http://www.ancestry.com/genealogy/records/joseph-ellett-page\\_48530793](http://www.ancestry.com/genealogy/records/joseph-ellett-page_48530793) [retrieved 27 November 2016]

*Land Information New Zealand*

Certificates of Title, WN8/54, WN9/233, WN382/19

*New Zealand Times*, 22 March 1889, 3 October 1905

*Wellington City Archives*

B4537; 28 Austin Street, alterations to dwelling, convert to three flats - 4 Jan 1928

C37050; 28 Austin Street, convert to four flats - 29 Jan 1973

Wises and New Zealand Post Offices Street Directories and Habitation Indexes, 1902-

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## House

38 Austin Street



Photo: Michael Kelly

### Summary of heritage significance

This house is significant as a rare double hipped cottage and as a survivor from the early period of Mt Victoria's development. Its external form remains largely intact, an example of the kind of elementary construction available to builders of workers' dwellings. The house's history is largely unremarkable with the exception of a lively early period.

District Plan:	N/A
Legal Description:	Pt Lot 34, DP 18
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	c.1875 House built
	1991 Deck built on west elevation
	n.d. Car port added to north side of house (in place by 1996)
Key physical dates:	2000 Internal configuration altered; kitchen converted into lounge, lounge into bedroom, second bedroom subdivided into kitchen and bathroom
Architect / Builder:	Not known
Former uses:	Dwelling
Current uses:	Dwelling

Earthquake Prone Status: N/A

Extent:





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## 1.0 Outline History

### 1.1 History

This house was almost certainly built for Thomas Martin, an engine fitter, who bought the property it occupies in 1875.<sup>1</sup> The house is likely to have been built that year or shortly after; Martin was residing there by 1879<sup>2</sup> and most likely earlier. The house, with its distinctive twin hipped roofs clad with corrugated iron, was pictured in 1884,<sup>3</sup> sitting between two shingle roofed houses that have now gone.



The corrugated iron roof of no.38 is a contrast with the shingle roofs on the houses either side in this detail from an image taken in 1884. (BB-2235-1-1-G, Alexander Turnbull Library)

Martin sold the house to Friedrich (Albert) Fiebig, a gardener, in 1886. Fiebig and his wife Rosalie arrived in Wellington in 1873.<sup>4</sup> Rosalie died in 1875 and Albert married Margaret McClelland the following year. In 1886, the same year the Fiebig took ownership of Martin's house, Margaret Fiebig eloped to Hawkes Bay with a local widower, John Oake, who was soon afterwards arrested for stealing some of Albert Fiebig's possessions.<sup>5</sup> The trial caused a minor sensation. Although the case was dismissed, Fiebig subsequently divorced his wife on the grounds of adultery.<sup>6</sup>

Fiebig married Emily Boyce in 1890. He had by then moved out of the family home and rented it, firstly to Ezekiel Read and then a series of occupants. Fiebig, who moved to Normanby Street (Earls Terrace), remained the owner of the property until his death in 1915. The house passed to his executors – his widow and Charles Carter, a coachbuilder.

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<sup>1</sup> CT WN7/52, Land Information New Zealand (LINZ)

<sup>2</sup> *Stone's Wellington Directory*, 1879, Stone, Son and Co. Ltd.

<sup>3</sup> BB-2235-1-1-G, Burton Bros 1884, Alexander Turnbull Library

<sup>4</sup> *Wellington Independent*, 12 March 1873 p.2

<sup>5</sup> *Evening Post*, 15 November 1886, p.3

<sup>6</sup> *Evening Post*, 25 January 1889 p.3

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Emily Fiebig died in 1919 and Carter split the property, selling the majority of it, including the house, to Richard Cheer, a packer, that same year.<sup>7</sup> The remainder of the section was sold to the owners of 104 Elizabeth Street, to provide a back yard for that property.

Cheer remained the owner and occupant of the property until his death in 1951. The house was sold by the Public Trustee to Charles and Isabel Cooke, who quickly sold it, in January 1952,<sup>8</sup> to the Wellington City Council for staff housing. It was occupied by milkman Frank McInness until the Council sold the house in 1966.<sup>9</sup>

The house was bought by restaurateurs George and Anastos Tiappos, who rented the house to Katiana Kaffers. In 1972, Ah Dow Chan, a railway employee, bought and occupied the house, but later leased it out. He sold the house to Sean and William Mulholland in 1986. They repiled the house in 1986 and built a deck in 1991.<sup>10</sup> At some point a car port was built on the north side of the house. Aerial images show it was in place by 1996. The house remained tenanted throughout this period. In 1997, gallery curators Neil Semple and Lara Strongman bought the property and moved in.<sup>11</sup> They altered the house in 2000, reorienting the internal configuration. The kitchen was converted into a lounge, the lounge into a bedroom and a second bedroom subdivided into a kitchen and bathroom.<sup>12</sup>

## 1.2 Timeline of modifications (include original plans)

c.1875	House built
n.d.	Chimney removed
1986	House repiled
1991	Deck built
n.d.	Car port added to north side of house (in place by 1996)
2000	Internal configuration of house altered, with kitchen converted into lounge, lounge into bedroom, second bedroom subdivided into kitchen and bathroom

## 1.3 Ownership history

c.1875-1886	Thomas Martin
1886-1915	Friedrich Fiebig
1915-1919	Emily Fiebig, Charles Carter
1919	Charles Carter
1919-1951	Richard Cheer
1952-1966	Wellington City Council
1966-1972	George and Anastos Tiappos

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<sup>7</sup> CT WN7/52, LINZ

<sup>8</sup> CT WN271/158, LINZ

<sup>9</sup> *Wises New Zealand Directory, 1952-1966*

<sup>10</sup> 00059:51:D5011; 38 Austin Street, repile; 1986 & 00059:446:E22032; 38 Austin Street, deck; 1991

<sup>11</sup> Changes of ownership courtesy of CT WN271/158, LINZ

<sup>12</sup> 61957; 38 Austin Street, dwelling additions and alterations – 2000, Wellington City Archives (WCA)

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## 1.4 Occupation history

c.1875-1886	Thomas Martin
1886-1890	Friedrich Fiebig (with Margaret Fiebig, 1886)
1890-1920	Ezekiel Read (1890-c1910), Alfred Bishop, cabinetmaker (1910), Mary Campbell (1912), William Reid, mariner (1914-1915), Catherine Thompson (1916-1919), Mr Adamson (1919-1920)
1920-1951	Richard Cheer
1952-1966	Frank McInness
1966-1972	Katiana Kaffers

## 1.5 Architect

Not known

## 2.0 Physical description

### 2.1 Architecture

This is a single-storey double hipped cottage. It is rectangular in form, with a small lean-to on the north side (laundry) that was in place by 1891 and may even have been built at the same time as the house. There is a deck on the west side of the house and a car port on the north-east corner. The house itself has a mixture of rusticated and lapped weatherboards and a corrugated steel roof. The windows are also a mixture of styles. The interior, not large, has five spaces – two bedrooms, a lounge, kitchen and bathroom – plus the laundry.

### 2.2 Materials

Timber – external cladding, framing, joinery

Corrugated steel – roof

Concrete - piles

### 2.3 Setting

38 Austin Street sits between the Queen and Elizabeth Street intersections, an area containing a mixture of single and double-storey houses, mostly from the Victorian period and generally intact. The houses sit on small sections. No.38 is on a particularly small parcel and has houses on either side in close attendance.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

The double hip-roofed cottage is rather rare in Wellington, mainly because it is a building form that is associated with very old houses. The house's colonial origins are very evident in its appearance.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

This house's early history was certainly colourful but beyond that it has no particular significance.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

The double hip form is an interesting method of construction and its use in this house might offer some insight into 19<sup>th</sup> century building methods.

##### **Social Value:**

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**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

This house is rare for its relative age (c.1875) and for its form; it is likely to be the only surviving double hip-roofed cottage left in Mt Victoria.

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The house has been subject to changes but it has retained its external form without any notable additions.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.

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## 4.0 References

Certificates of Title WN7/52, WN271/158, Land Information New Zealand (LINZ)

*Stone's Wellington Directory*, 1879, Stone, Son and Co. Ltd.

BB-2235-1-1-G, Burton Bros 1884, Alexander Turnbull Library

### *Newspapers*

*Wellington Independent*, 12 March 1873

*Evening Post*, 15 November 1886, *Evening Post*, 25 January 1889

### *Wellington City Archives*

D5011; 38 Austin Street, repile; 1986

E22032; 38 Austin Street, deck; 1991

61957; 38 Austin Street, dwelling additions and alterations; 2000

*Wises New Zealand Directory*, 1952-1966

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## 67 Austin Street

Address



Photo: Michael Kelly, 2016

### Summary of heritage significance

This attractively detailed house occupies a prominent corner in Mt Victoria. A restrained example of the Queen Anne style, the house offers a clear contrast with the more typical villa style in Mt Victoria. The house is historically significant for its association with its first owner, John Ewing, of the locally successful timber merchants Hayley and Ewing and more recently Steven Lahood, one of New Zealand's best known television producers and later the co-founder and director of Story Inc.

District plan:	N/A	
Legal description:	Lot 1 Deeds Plan 193	
Heritage Area:	N/A	
HPT Listed:	N/A	
Archaeological Site:	N/A	
Other names:	N/A	
	1902	House built
	1952	Garage built on front elevation
Key physical dates:	By 1991	Kitchen and a fire escape installed on first floor (fire escape soon removed)
	1991	House repiled
	c2007	Marseille tile roof replaced with corrugated

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steel

Architect / Builder: R. Roy MacGregor  
Former uses: Dwelling  
Current uses: Dwelling  
Earthquake prone status: Not known

Extent:





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## 1.0 Outline History

### 1.1 History

This house was one of two dwellings built together on Austin Street for John Jardine Ewing in 1902. Ewing was the son of a successful timber merchant, Robert Ewing – half of the partnership of Hayley and Ewing – and was involved in the business as an accountant and in management positions. He engaged architect R. Roy McGregor to design the houses for him.<sup>1</sup> The builder is not known. Presumably the second house was intended as an investment or speculative venture.

Ewing married Grace Townsend in 1890 and they had three children. They moved into 67 Austin Street straight after it was finished<sup>2</sup> but were gone before the end of the decade. The Ewings' marriage ended in a rather public fashion<sup>3</sup> and Grace Ewing moved to Palmerston North.<sup>4</sup> John Ewing also left Wellington and ended up living in Hastings later in his life.

No.67 was bought by Julius Abel, a tobacconist. He and his wife Rose lived there until his death in 1912.<sup>5</sup> Rose Abel followed in 1914. In 1915, the house was bought by Arnold Guy, described as a 'dairyman' (he worked for the Wellington Dairy Co.),<sup>6</sup> but later as a butcher. He and his wife Lily lived there, with at least some of their eight children. Alfred Guy died in 1936 and his executors – son William Guy and civil servant James Elliott – retained the house for the next decade.<sup>7</sup> Lily Guy remained in the house until her death in 1945.

In 1946, the house was sold to retired bank manager Lawrence Sarten from Gisborne (he was just 54 at the time). His wife Norma was given a half share in the house in 1955. A garage was built on the front elevation in 1952, at a cost of £347.<sup>8</sup> Lawrence Sarten died in 1971 and ownership of the house was transferred in full to his wife. Norma Sarten sold the house to her son Roland Sarten, a chartered accountant, in 1975.<sup>9</sup> By then he had been living in the house for some years, together with his mother. At about the time he purchased the house, Roland Sarten moved out, but his mother remained in the house.<sup>10</sup>

### 1.2 Timeline of modifications

1902	House built
1952	Garage built on front elevation

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<sup>1</sup> 4819; 67 and 69 Austin Street, two dwellings - 14 May 1902, Wellington City Archives (WCA)

<sup>2</sup> *Evening Post*, 22 December 1902, p.6

<sup>3</sup> John Ewing smashed a pane of glass at his estranged wife's house in Miramar in June 1909 and was arrested by the police. He appeared in court but appears not to have been prosecuted. (*Evening Post*, 30 June 1909, p.6)

<sup>4</sup> *Evening Post*, 9 February 1929, p.13

<sup>5</sup> *Dominion*, 15 June 1912, p.4

<sup>6</sup> CT WN347/66, Land Information New Zealand (LINZ)

<sup>7</sup> *Ibid.*

<sup>8</sup> B32703; Garage – 24 September 1952 [completed], WCA

<sup>9</sup> *Ibid.*

<sup>10</sup> *New Zealand Post Office Directories, 1967-1979*

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By 1991	Kitchen and a fire escape installed on first floor (fire escape soon removed)
1991	House repiled
c2007	Marseille tile roof replaced with corrugated steel

### **1.3 Ownership history**

1902-c1908	John Ewing
c1908-1912	Julius Abel
1912-1914	Rose Abel
1915-1936	Alfred Guy
1936-1946	William Guy, James Elliott
1946-1955	Lawrence Sarten
1955-1975	Norma Sarten

### **1.4 Occupation history**

1902-c1908	John and Grace Ewing and family
c1908-1912	Julius and Rose Abel
1912-1914	Rose Abel
1915-1936	Alfred and Lily Guy
1936-1946	Lily Guy
1946-1971	Lawrence and Norma Sarten (with Roland Sarten)

### **1.5 Architect**

R. Roy MacGregor [see <http://www.wellingtoncityheritage.org.nz/architects/robert-roy-macgregor>]

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## **2.0 Physical description**

### **2.1 Architecture**

This is a restrained Queen Anne style house, the principal elements of which are its asymmetry, the use of stylised shingles and the columned verandah on its main façade. Rectangular in plan and built on a corner, the house makes no provision for Pirie Street with the exception of the main entrance, housed in a recessed porch, and the corner bay window. It mostly addresses Austin Street in an architectural sense. Away from the west elevation, the house is very much typical of a two-storey villa of the period.

The main elevation has a double-height bay window on the south side that extends through the verandah roof. There is another bay on the north-west corner. The first floor windows of both are separated by shingle bases. The verandah is supported by slender Doric columns. The gable ends have a half-timbering treatment.

The weatherboards are rusticated and the windows double-hung sashes. The roof, clad with Marseille tiles most of its life, is now corrugated steel. The structure attached to the rear of the house – once a single storey lean-to – is now in two parts, one two storey (south) and the other single storey (north). The former is the addition made to provide a kitchen upstairs, presumably for a separate flat. The masonry retaining wall (on both streets) is more than likely original and it is possible that the post, rail and dowel timber fence that accompanies it is too.

### **2.2 Materials**

Timber – external cladding, internal linings, framing, joinery

Corrugated steel – roof

Concrete – foundations, garage

### **2.3 Setting**

This house sits on the intersection of Pirie Street and Austin Street, at a high point along the latter. The corner site is a prominent one, although the ground floor of the house is somewhat obscured by vegetation. There are expansive views from the first floor. The house forms an obvious pair with its neighbour, which it was designed with. A path that takes pedestrians to the houses on the south side of upper Pirie Street passes no.67. Directly behind the house is a right of way to 3 Scarborough Terrace. The houses on Pirie Street are of a similar vintage and scale but the houses on the other side of the street are all single storey.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This design is a clear contrast to the typical Victorian and Edwardian villas that can be found all over Mt Victoria. Architect R. Roy MacGregor chose a modest take on Queen Anne revival to provide a point of difference. It is an assured design, with variety and interest in the Austin Street elevation, including a double-height bay window on the corner. With the exception of the roof and a minor change at the rear, the house is little changed from its origins.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The house provides visual interest on the corner of Pirie and Austin Streets, being a distinguished looking house with street presence and offering a point of difference with the more typical Mt Victoria villa.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

There is an obvious link with its nearest neighbour, no.69, with it having been designed by the same architect and built at the same time in the early 1900s. The collective value would be even greater if the roof was still clad with Marseille tiles.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

There is some historical value in the house's connection with John Ewing, the first owner of the property and a scion of Robert Ewing, co-founder of timber merchants Hayley and Ewing. More recently, Steven Lahood was an influential television producer, who went on to found a successful exhibition design company.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

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**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The house has sat on a prominent Mt Victoria corner, largely unchanged from the time of its construction. It therefore contributes significantly to the sense of place.

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

The house, with its companion at 69, is a rare example of a Queen Anne-style house in Mt Victoria.

**Representative:** Is the item a good example of the class it represents?

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

The house has had only one major change – the replacement of the roof cladding – and in most other respects it is barely changed. This authenticity extends to the boundary of the property, where the original walls survives and, possibly even the exterior fence. It all adds up to a house of high integrity.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local.

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#### 4.0 References

CT WN347/66, Land Information New Zealand

*Newspapers*

*Dominion*, 15 June 1912

*Evening Post*, 22 December 1902, 30 June 1909, 9 February 1929

*New Zealand Post Office Directories, 1902-1979*

*Wellington City Archives*

4819; 67 and 69 Austin Street, two dwellings - 14 May 1902

B32703; Garage – 24 September 1952

E23303; 67 Austin Street, dwelling additions and alterations – 1991

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## House

83 Austin Street



Photo: Michael Kelly

### Summary of heritage significance

This house is significant as a survivor of the first phase of house building in the Austin Street / Scarborough Terrace area of Mt Victoria and for the colonial detailing in its fine main elevation. The house's status and quality are still evident despite a plethora of changes over its history.

District plan:	N/A
Legal description:	Lot 1 DP 25251
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	1883 House built
	1935 House divided into three flats; internal alterations, verandah removed, new kitchen added to first floor – on posts, new partitions, fireplaces, external staircases and porches
Key physical dates:	1970 House converted into five flats, utilising hall for kitchen and bathroom, constructing addition on east elevation, and converting a laundry into a bed-sit. Fireplaces and chimneys removed
Architect / Builder:	Not known
Former uses:	Dwelling
Current uses:	Flats
Earthquake prone status:	Not known

Extent:





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## 1.0 Outline History

### 1.1 History

This two-storey timber house was built for James Patterson McGowan in 1883.<sup>1</sup> It was the first house on Town Acre 354, the Crown Grant for which was issued to John Johnston in 1859. Rate books indicate that McGowan likely purchased the land the same year, 1883, from Thomas Whitehouse, who had acquired it in 1878.<sup>2</sup>

McGowan's new house was substantial - two storeys with a verandah on the ground floor of the west elevation. This no longer survives. There was a single-storey lean-to extension on the ground floor, with another, stand-alone lean-to at right angles to this. Little is known of James McGowan. He was described as a settler but left scant evidence of his time in Wellington, including his dates of birth and death and his profession. He had a son (also James Patterson) and a daughter, Isabella, who occupied the house in the 1910s and early 1920s.<sup>3</sup>



The house, taken from the north-east in 1884, the year after it was built. (BB-2235-1-1-G, Alexander Turnbull Library)

About 1923, the property was sold to Walter Fair Larkin (1872-1931), the manager of wholesale chemists and drug company Sharland and Co. He and his wife Ethel, who he married in 1905, had two sons and a daughter. Walter Larkin passed away in 1931 but his widow stayed on in the house. The property was left to his sons Maurice and Reginald.<sup>4</sup> In 1935, they initiated a significant change to the house by splitting it into three flats. The alterations were designed by architect F. Watson Whitwell and undertaken by builder J.F. Lilley, at an estimated cost of £711. The plans suggest that the verandah had just been removed before the project began. The work involved removing the internal staircase, some walls and partitions, constructing a first floor addition (a new kitchen - on posts) to service one of the upstairs flats, new partitions, new fireplaces, new fibrous plaster linings on ground floor ceilings and the erection of new

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<sup>1</sup> Rate book, Wellington City Council Cook Ward 1882-83, Wellington City Archives (WCA)

<sup>2</sup> Mace and others to [Thomas] Whitehouse, 7 November 1878, Town Acre 352, Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, c. 1844-c. 1969, Archives New Zealand

<sup>3</sup> *Wises Post Office Street Directory*, 1910-24

<sup>4</sup> CT WN347/47, Land Information New Zealand (LINZ)

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external staircases and porches.<sup>5</sup> The house has never been returned to a single dwelling since.

The flats were let to numerous tenants in the ensuing decades, but for some period only James Allen, a warehouseman, was listed in street directories. He was joined about 1950 by John Kennedy, an accountant. By the early 1960s Allen was gone but Ethel Larkin was again listed as an occupant.<sup>6</sup> She died in 1968. In 1962, for reasons that are not clear, the house was purchased or acquired by the New Zealand Insurance Company.<sup>7</sup>

In 1970, the house was purchased by Vera Welch and Christopher Stanley, a builder. They set about converting the house into five separate flats, adding a second flat on the ground floor (by utilising the hall for a new kitchen and bathrooms), building an addition to the east elevation and converting an existing laundry into a bed-sit. Existing fireplaces and chimneys were removed and replaced by wardrobes, hot water cylinders and the like.<sup>8</sup> This work established the present appearance and utility of the house. Thereafter, for a period, the house became known as Welch Flats. It seems likely that the concreting of the front garden took place at this time.

## 1.2 Timeline of modifications

1883	House built
1935	House divided into three flats; internal staircase, some walls and partitions removed, a new kitchen built on first floor – on posts, new partitions, new fireplaces, new fibrous plaster linings on ground floor ceilings, new external staircases and porches. Note: verandah removed prior to work starting
1970	House converted into five flats; second flat added on ground floor by building kitchen and bathrooms in a hall, constructing an addition on the east elevation, and converting a laundry into a bed-sit. Fireplaces and chimneys removed and replaced with wardrobes and hot water cylinders/cupboards

## 1.3 Ownership history

1883-c.1923	James McGowan; estate of James McGowan
1923-1931	Walter Larkin
1931-1962	Reginald and Maurice Larkin
1962-1970	New Zealand Insurance Company
1970-1972	Vera Welch, Christopher Stanley

## 1.4 Occupation history

1883-c.1923	James McGowan and family
1910-1923	Isabella McGowan, James McGowan jnr.
1923-1931	Walter and Ethel Larkin and family

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<sup>5</sup> B14256; 83 Austin Street, additions and alterations – 1935, WCA

<sup>6</sup> *Wises Post Office Street Directory*, 1926-1962

<sup>7</sup> CT WN347/47, LINZ

<sup>8</sup> C31625; 83 Austin Street, conversion of dwelling to five flats - 28 Aug 1970, WCA

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1931-1935	Ethel Larkin
1935-1962	James Allen (1940-1962), John Kennedy (1951)
1962	John McBeath, Ethel Larkin, Elsie Tait

## 1.5 Architect

Not known

## Physical description

### 1.6 Architecture

This house is rectangular in plan with extensions on the south elevation and south-east corner. The roof – one large hipped gable – is corrugated iron (or steel) and the external cladding rusticated weatherboards. The windows are, on the main part of the house, largely square-headed double-hung sashes on the ground floor and arched sashes on the first floor. There are casements and single lights on the secondary elevations.

The main elevation is largely symmetrical, with pairs of windows on each side of both floors, while a central portion contains, on the first floor, an arrangement of a flanking arched sash and two single lights either side and on the ground floor, the main entrance porch. The entrance itself has been altered to allow access to two separate flats on the ground floor (1970).

There are external stairs on the north and south elevations to give access to the upstairs flats, while the connected outbuildings contain a bed-sit. Internally there are two flats on the ground floor, two on the first and a bed-sit on the ground floor extension to the south-east.

At one point at the front of the house there was a lawn and a driveway that ran past the front door but today most of the curtilage of the house is sealed, with the exception of a garden (trees and grass) at the rear and some trees and small patches of grass at the front.

### 1.7 Materials

Timber – joinery, framing, external lining, (possibly) internal lining

Concrete – foundations (likely)

Corrugated iron or steel – roof

### 1.8 Setting

The house sits on a generous parcel of land and only on the south elevation, where the bedsit abuts a later addition to no.85, are there any other houses in close proximity. Most of the house's curtilage is sealed but there are trees to the east of the house (with lawn) and on the western or street boundary. The trees and the fact the house sits at a low point of Austin Street mean that the house is somewhat difficult to see from most vantage points.

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## 2.0 Criteria for assessing cultural heritage significance

### *Cultural heritage values*

#### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

The main elevation of this house still retains more than enough original fabric to indicate its age and style. The arched windows and symmetrical arrangement show that this was a villa of some status.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

If the trees were removed, this house would be significantly more of a suburban landmark. Its age and past status is apparent to the viewer.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

#### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

#### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

#### **Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

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***Symbolic, commemorative, traditional, spiritual:*** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

***Identity/Sense of place/Continuity:***

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

This may be the oldest house still standing in the block bounded by Scarborough Terrace. As such it is a link back to the very start of settlement in this area.

***Sentiment/Connection:*** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

***Rare:*** Is the item rare, unique, unusual, seminal, influential, or outstanding?

Houses from the 1880s of this size are relatively rare in Mt Victoria and wider Wellington.

***Representative:*** Is the item a good example of the class it represents?

***Authentic:*** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

***Local/Regional/National/International***

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local at best. Too many changes have undermined its value.

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### 3.0 References

CT WN347/47, WND2/789, Land Information New Zealand

Town Acre 352, Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1  
Part 1, c. 1844-c. 1969, Archives New Zealand

*Wellington City Archives*

B14256; 83 Austin Street, additions and alterations – 1935, WCA

C31625; 83 Austin Street, conversion of dwelling to five flats - 28 Aug 1970, WCA

Wellington City Council Cook Ward Rate Book, 1882-83

*Wises Post Office Street Directory*, 1910-1962

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## House

89 Austin Street



Photo: Michael Kelly

### Summary of heritage significance

This is house of some distinction, elegance and presence. Its mannered but very appealing main elevation is something of a landmark on Austin Street, more so because the house sits on a corner. The house's builder and first owner, bookmaker Edward Yuile, left his mark on the suburb with a number of houses in the immediate area, most of which were designed by the noted architect James O'Dea. This is one of the latter's most convincing houses.

District plan:	N/A	
Legal description:	Lot 421 Deeds Plan 91	
Heritage Area:	N/A	
HPT Listed:	N/A	
Archaeological Site:	N/A	
Other names:	N/A	
	1900	House built
	1932	House converted into two flats
Key physical dates:	n.d.	Illegal addition converted into third flat
	1985	House returned to two flats, with addition converted into dining room and laundry,

	1986	ground floor relined, house repiled House returned to single dwelling; external stairs and upstairs kitchen removed, new stairs built near the main entrance
	2000	Wall removed between the dining and sitting rooms and French doors installed
Architect / Builder:	James O'Dea / J.J. Pooley	
Former uses:	Dwelling, flats	
Current uses:	Dwelling	
Earthquake prone status:	Not known	

Extent:



## 1.0 Outline History

### 1.1 History

This house was built in 1900 for Edward Yuile (1841-1908), a bookmaker. It was designed by architect James O'Dea who called for tenders for a house to be built on the corner of Harley (now Derby) and Austin Streets in January 1900.<sup>1</sup> As there was already a house on the other corner of Harley and Austin Streets (Yuile's own house), it can be safely assumed that this is the house in question. The builder, J.J. Pooley, was engaged that same month.<sup>2</sup> The house was built in time for it to be included on the 1900 iteration of the Wellington City Council's Ward Map.<sup>3</sup> It shows that from the outset, there was a

<sup>1</sup> *Evening Post*, 8 January 1900, p.1

<sup>2</sup> *Evening Post*, 17 January 1892 p.4

<sup>3</sup> 00514:8:2, Sheet 71 [1900], Wellington City Archives (WCA)



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long, single-storey extension to the rear elevation – presumably containing the likes of a washhouse, coal store and toilet.

Edward Yuile purchased sections in Town Acres 352 and 353 in 1881. He built houses and sold them at various times thereafter. James O’Dea was something of a house architect for Yuile; among other commissions, he designed four houses for him on Scarborough Terrace.<sup>4</sup> The streets built off Austin Street (Scarborough and Harley (now Derby) were formed in 1878, when the land there was owned and subdivided by Henry Mace.<sup>5</sup> Harley Street cut straight through the middle of Town Acre 353, and 89 Austin Street sits on the north side of that acre.

Ownership and occupation thereafter is confusing. Street directories do not accurately list householders on Austin Street, either side of Derby Street, for a number of years. Some years no.89 was not even listed. It is not clear when the Yuile family (Edward Yuile died in 1908) sold the house. In 1912, Edward Yuile’s widow Elizabeth was listed as living in the house.<sup>6</sup> Then the house was let to tenants. By 1918, Solomon Silver, an indent agent was renting the house.<sup>7</sup> However, in 1920, the *New Zealand Times* reported a strange case involving Silver and the next occupant (and owner), Philip Nissenbaum.

Solomon. W. Silver was ordered to vacate premises in Austin Street in favour of Phillip Nissenbaum by January 25th. The circumstances of the case were that the plaintiff had been advised by a doctor to leave the premises he was occupying, as they were detrimental to his wife’s and his own health. In consequence the plaintiff purchased the house in Austin Street, occupied by Silver, for the sum of £1775. Silver was paying a weekly rent of £2 10s and sublet two of the rooms. He had a wife and two young children to support, and the plaintiff had a family of five.<sup>8</sup>

In 1920, the property was purchased by Phillip Nissenbaum, a dealer, who lived there with his wife Zelda (Annie) and five children. In 1922, the Nissenbaums applied to build a ‘motor shed’,<sup>9</sup> but it is not certain if it was constructed. No garage exists on the property today. Philip Nissenbaum died in 1924 but his widow stayed on in the house. The house was brought under the Land Transfer Act in 1928 but, inexplicably, the house was listed under the name of Philip Nissenbaum, not Annie.<sup>10</sup> In 1932, she renovated the house to convert it into two flats (89 and 89a). This required, among other things, the installation of a new bathroom on the ground floor and a kitchen on the first floor. Ground floor ceilings were replaced, internal stairs removed and a set of stairs built to provide external access to the first floor flat. The builders were O’Neill and Pugh and the cost estimate was £198.<sup>11</sup> Annie Nissenbaum moved to 89 Brougham Street but retained ownership of the house until her own death in 1938.

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<sup>4</sup> *Evening Post*, 15 January 1892 p.2

<sup>5</sup> *Evening Post*, 15 August 1878 p.3

<sup>6</sup> *New Zealand Post Office Directory*, 1912

<sup>7</sup> *Dominion*, 21 August 1918, p.2

<sup>8</sup> *Evening Post*, 16 January 1920, p.3

<sup>9</sup> A00052, 89 Austin Street, Motor shed, 12 April 1922, WCA

<sup>10</sup> CT WN347/43, Land Information New Zealand (LINZ)

<sup>11</sup> B11996; 89 Austin Street, alterations to flat - 31 Oct 1932, WCA

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In the meantime, the house was occupied by a series of tenants, including Charles Barnes, an engineer and Sydney Tossman, a manager, and his wife.<sup>12</sup> In 1942, the house was transferred to Annie Bustin, Annie Nissenbaum's daughter and one of her executors, who was also one of the executors of the property at 89 Brougham Street. She retained the property for the next 25 years, renting it out to a succession of tenants. Street directories only began listing 89a from the mid-1940s; in some years the house was not listed at all. In 1969, Annie Bustin sold the house to restaurateur Henry Kwing, who occupied one of the flats for a period.<sup>13</sup> The other flat continued to be let.

In 1980, the house was sold to Harald Dittmer, a company manager, and Pamela Waterson, a clerk. They lived at the house, presumably in the ground floor flat. They sold the house to Andrew and Mary Watson in 1983. Two years later they sold the house to Christopher Castle, a builder.<sup>14</sup> He made changes to the house, including returning it to two flats; his application indicates that at some point the house had an illegal ground floor addition that was turned into a third flat. He proposed turning that addition into a dining room and laundry, as well as repiling the house, relining the ground floor with plasterboard and creating two off street car parks. He undertook the work himself at an estimated cost of \$9,600.<sup>15</sup>

As soon as the work was completed, Castle sold the house to company director David Compton and his wife Margaret Compton. They made more changes to the house, this time to return it to a single family dwelling. The external stairs and upstairs kitchen were removed, new stairs built near the main entrance utilising the former porch of the first floor flat, an ensuite upstairs for the master bedroom (replacing what was a bedroom) and a revamped laundry in the rear extension/outbuildings. The work was designed by builder Tony Roberts, at an estimated cost of \$9,700.<sup>16</sup>

## 1.2 Timeline of modifications

1900	House built
1932	House converted into two flats
n.d.	Illegal addition converted into third flat
1985	House returned to two flats, with illegal addition converted into dining room and laundry, ground floor relined, house repiled, two off street car parks formed
1986	House returned to single dwelling; external stairs and upstairs kitchen removed, new stairs built near the main entrance utilising the former porch of the first floor flat, ensuite installed upstairs for master bedroom (replacing a bedroom) and a revamped laundry in the rear outbuildings
2000	Wall removed between the dining and sitting rooms and French doors installed

## 1.3 Ownership history

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<sup>12</sup> CT WN347/43

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

<sup>15</sup> D1244; 89 Austin Street, Renovate including repile - 07 Aug 1985, WCA

<sup>16</sup> D3056; 89 Austin Street, additions and alterations - 1986

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1900-1908	Edward Yuile
1908-c1912	Elizabeth Yuile
c1912-1920	Not known
1920-1924	Philip Nissenbaum
1924-1938	Annie Nissenbaum
1928-1942	Annie Nissenbaum trustees
1942-1969	Annie Bustin

#### **1.4 Occupation history**

1900-1908	Edward and Elizabeth Yuile
1908-1912	Elizabeth Yuile
1912-1918	Lucy Oxspring; Adolph Chapman (1915-1916)
1918-1920	Solomon Silver and family
1920-1924	Philip and Annie Nissenbaum and family
1924-1932	Annie Nissenbaum
1932-1942	Charles Barnes (1932); Sydney Tossman and wife (1940)
1942-1969	Geoffrey Pember (1942); Frank Price, 89 (1942), Syd Jacobs, 89a (1942-1946); Mrs Woodcock, 89a (1954); John Richardson, 89 (1962); Philip Shattky, Frances Ryan (1968)

#### **1.5 Architect**

James O’Dea [see [www.wellingtoncityheritage.org.nz/architects/james-o-dea](http://www.wellingtoncityheritage.org.nz/architects/james-o-dea)]

### **2.0 Physical description**

#### **2.1 Architecture**

This two-storey late Victorian villa stands on a corner, although it doesn’t really address the south or Scarborough Terrace elevation. At the rear and north is an outbuilding, with a mono-pitched roof and a bay window and a glazed lean-to/verandah. Both abut the rear of the house. The house itself has a hipped roof clad in corrugated iron, with one lone, rendered chimney on the north side. The external cladding on the house walls is rusticated weatherboards.

The symmetrical principal elevation (to Austin Street) is highlighted by two highly unusual, possibly unique, bay windows on the ground floor. Composed of a projecting arrangement of three sash windows with fanlights above, it is crowned by a row of dentils below the roof and a plain pediment over the middle window. Immediately above are two pairs of segmental arched sash windows. There are decorative brackets supporting the eaves, except for the addition housing the main entrance.

The main entrance and internal staircase is contained in the addition (1932, extended in 1986) on the south elevation. There are more segmental arched windows on the first floor either side of the entrance. A low perimeter (presumably brick plastered) wall with a cast iron fence marks the boundary at the front of the house.

The interior was not inspected.

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## **2.2 Materials**

Timber – joinery, framing, external cladding, internal lining(?)

Concrete – foundations

Brick – chimney, front perimeter wall

Corrugated iron – roof cladding

## **2.3 Setting**

Austin Street in the vicinity of Scarborough Terrace is near a high point of the road and has a relatively open aspect. The house itself, situated as it is on a corner and with only a single storey house on its north side, is highly visible, despite the hedges and tree on the front elevation.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This house has significant architectural value for its strong forms and authentic appearance and setting. Of particular interest is the architect's quirky take on the front bay windows. By introducing a pediment over the front bay window, James O'Dea significantly lifted the house's appearance. The house still occupies its section in largely the same fashion it always has and the front boundary, an attractive masonry wall with cast iron fence, complements the house splendidly.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

This house makes an undeniable impact on the middle portion of Austin Street. Its eye-catching, unchanged front elevation is its biggest contribution but its corner site means it makes even more of an impact on the streetscape than a house with neighbours on both sides.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

This house was built for Edward Yuile, who had a long-held stake in Town Acres 352 and 353 and built a number of houses in the area in the late 19<sup>th</sup> century, including on Scarborough Terrace. Many of these were also designed by the architect of no.89, James O'Dea. Yuile's (and O'Dea's) influence on the area lives on in the houses they built.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

Edward Yuile was not a hugely significant person in Wellington history and he did make his living in the somewhat murky world of bookmaking, but he and architect James O'Dea, a well-regarded practitioner, played their part in the development of a pocket of Mt Victoria.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

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**Educational:** Does the item have educational value for what it can demonstrate about aspects of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

The treatment of the bay windows on the front elevation is unusual and, in Wellington at least, possibly unique. The retention of the perimeter wall and fence at the front of the house is also somewhat rare in Mt Victoria.

**Representative:** Is the item a good example of the class it represents?

This is an excellent example of a two-storey late Victorian villa, because it exhibits many typical characteristics, e.g. the formal, symmetrical arrangement, the double bay windows on the ground floor, and decorative embellishments (eave brackets and dentils), and the whole house retains its external integrity.

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

Although some restoration would have been required at the rear to reinstate this house to something close to its original form, the house can still be regarded as highly authentic, especially by comparison to many other Mt Victoria houses.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local.

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## 4.0 References

CT WN347/43, Land Information New Zealand (LINZ)

### *Newspapers*

*Dominion*, 21 August 1918

*Evening Post*, 15 August 1878, 15 January 1892, 17 January 1892, 8 January 1900, 16 January 1920

*New Zealand Post Office Directory*, 1912

### *Wellington City Archives*

00078:830:84947; 89 Austin Street, removal of wall between the dining and sitting rooms and installation of french doors, 2002

A00052, 89 Austin Street, Motor shed, 12 April 1922

B11996; 89 Austin Street, alterations to flat - 31 Oct 1932

D1244; 89 Austin Street, Renovate including repile - 07 Aug 1985

D3056; 89 Austin Street, additions and alterations - 1986

00514:8:2, Sheet 71 [1900]

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## House

140 Austin Street



Photo: Michael Kelly

### Summary of heritage significance

This is a house of historic and architectural importance. It was designed by the notable Wellington architect Bernard Johns in 1932 for Sydney-born journalist, writer and entrepreneur Philip Hereford. It was occupied for a decade in the 1940s by Ken Pracey, a distinguished obstetrician. From 1960 to 2007, it was the home of the Catholic Enquiry Centre, an important arm of the Catholic Church in its outreach to potential converts. The house itself is a very fine dwelling, a mixture of traditional English domestic design and modern detailing. It is beautifully designed for its site, built of fine materials, and elegantly grand.

District Plan:	N/A
Legal Description:	Lot 2 DP 9563
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	N/A
Other names:	Catholic Enquiry Centre
	1932 House built
	c1961 Alterations for use as offices by Catholic Enquiry
Key physical dates:	Centre (this is assumed – no record of such changes has been located)
	2007 Conversion back to domestic dwelling



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Architect / Builder: Bernard Johns (architect); J.W. McKeon (builder)  
Former uses: Dwelling, offices  
Current uses: Dwelling  
Earthquake Prone  
Status: N/A

Extent:



## 1.0 Outline History

### 1.1 History

This house was built in 1932 for Philip Sheridan Eldershaw Hereford (1889-1968) a journalist, theatre manager, essayist, poet and lecturer. He bought the land from the estate of Joseph Ames, via the Public Trustee, in September 1932.<sup>1</sup> Ames had died in 1929 and his property was subdivided in two by the Public Trustee; Hereford securing the vacant section.

Hereford, who was living with his family in Marion Street, commissioned Bernard Johns to design his new house. Johns employed a variation on the still fashionable English Domestic Revival style, heavily influenced by the work of Voysey and Luytens. Little expense was spared with materials, despite the fact it was the height of the Depression. The builder was J.W. McKeon. An interesting aspect of the construction was that Hereford intended to apply to use a subsidy available under what was known as the No.10 Building (Employment) Scheme,<sup>2</sup> one of the Depression relief schemes fostered by the United and United-Reform governments between 1929 and 1935. This scheme worked with private enterprise to boost employment but it is not certain that it was ultimately used on this contract. The foundations for the house and the garage were let in a separate, earlier contract. The builder for this part of the work was F. Stewart.<sup>3</sup>



The front cover of *Meat and Wool*, July 1921. (Auckland Memorial Institute and Museum)

Philip Hereford was born in Sydney, New South Wales and educated at Fort Street Model School and Sydney University. He graduated with a BA in 1909 and then taught languages at various institutions.<sup>4</sup> Not lacking in self-confidence, Hereford then embarked on a speaking tour of New Zealand on the subject of evolution. Citing his degree and describing himself as a member of the American Academy of Social Sciences, he utilised lantern slides and drew big crowds, doing lectures on various subjects over several nights in each centre.<sup>5</sup> After a short period in theatre management for Fuller's, Hereford turned to journalism, working for the *New Zealand Times* in Wellington before moving to the Hawkes Bay in 1915 to become a sub-editor at the *Hawkes Bay Herald*. He married Eirene Walter in 1918 and they had two boys. In 1921, he moved back to Wellington and established a journal on

<sup>1</sup> CT WN424/83, Land Information New Zealand (LINZ)

<sup>2</sup> B12111; 140 Austin Street, dwelling – 1932, Wellington City Archives (WCA)

<sup>3</sup> B12010; 142 Austin Street, garage and foundations - 29 Oct 1932, WCA

<sup>4</sup> 'The Black Roads', [http://www.intellia.co.nz/Philip\\_Hereford\\_The\\_Black\\_Roads.html](http://www.intellia.co.nz/Philip_Hereford_The_Black_Roads.html) [retrieved 7 February 2017]

<sup>5</sup> *Evening Post*, 17 January 1913, p.3

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primary production known as *Meat and Wool* and formed his own publishing company.<sup>6</sup> Hereford, who had rowed in Sydney and was tall and strong, was involved in competitive rowing and swimming well into his 30s, both as a participant and administrator. He published six books of essays and verse. He later became an owner of racing horses, with some success.

The Herefords only lived in the house for nine years before they moved to Strathmore. In 1941, the house was sold to Herbert (Ken) Pacey (1905-1971), a surgeon, who was born in Auckland but became one of Wellington's most important obstetricians and a pivotal figure in raising standards in obstetric care. He studied at Otago University, where he



Ken Pacey, 1966. (EP-NZ Obits-Pa-Pacey, H K-1, Alexander Turnbull Library)

was a good enough rugby player to be selected for New Zealand Universities in 1927. After graduation, he was house surgeon at Wellington Hospital before spending a year on scholarship to the Women's Hospital, Melbourne in 1931. That year he married Irene (Marjory) Bennett and they had three children. Determined to specialise in obstetrics and gynaecology, he went to England to become a Member of the Royal College of Obstetricians and Gynaecologists. He returned to Wellington 1935 as Wellington Hospital's first specialist in gynaecology and obstetrics. He spent 30 years on the staff there and also worked at the maternity hospital of St Helen's. He was recognised as a highly skilled surgeon. He later retired to Auckland and died in 1971.<sup>7</sup>

In 1951, the house was sold to George Cox, an optician, whose premises were in Willis Street. Initially, the house was occupied by Mary Wilson, principal of Wellington East Girls College,<sup>8</sup> the entrance to which was just metres from the house. Cox moved in in 1955 and remained there until 1960 when he sold the house to the Catholic Archdiocesan Property Trust Board for a reputed figure of £15,000.<sup>9</sup>

From then until 2008, the house was the home of the Catholic Enquiry Centre, an establishment modelled on the first Catholic Enquiry Centre set up in London in 1954 to give information and advice to people interested in converting to Catholicism. In 1960, two priests, Maurice Ryan and Brian Ashby, were appointed to run the New Zealand office and they travelled to London to watch how the operation there worked. The centre opened early in 1961 and on 28 February the first advertisement appeared in city and provincial newspapers. Replies came in from all over New Zealand and the work of the Catholic Enquiry Centre had begun. Over the ensuing decades, the centre answered thousands of enquiries about the Catholic faith, organised courses and sent off literature and other material on Catholicism to interested individuals and groups. There were only

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<sup>6</sup> *NZ Truth*, 30 July 1921, p.10

<sup>7</sup> 'Pacey, H. Kenneth' in <http://www.ccdhb.org.nz/about-us/history/wellington-hospital-smo-archive/appointments-made/1961-1980/medical-admin-clinical-support-services/medical-superintendents/pacey-h-kenneth/> [retrieved 8 February 2017]; Royal College of Surgeons – Plarr's Lives of the Fellows On-line 'Pacey, Herbert Kenneth (1905 - 1971) in <http://livesonline.rcseng.ac.uk/biogs/E005999b.htm> [retrieved 8 February 2017]

<sup>8</sup> *New Zealand Post Office Directory*, 1954

<sup>9</sup> CT WN424/83, LINZ

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three directors of the centre during its time at 140 Austin Street – Fr Ashby (later Bishop of Christchurch), Fr Paul Shanahan SM, and, from 2006, Fr Barry Jones.<sup>10</sup>

In 2007, the Catholic Church sold the property to the present owners and the centre moved to new accommodation in Abel Smith Street. The house was returned to a domestic dwelling and in 2009 the study was converted into an ensuite and a bathroom was refurbished. The first floor was relined.<sup>11</sup>

## 1.2 Timeline of modifications (include original plans)

1932	House built
c1961	Alterations for use as offices by Catholic Enquiry Centre (this is assumed – no record of such changes has been located)
2007	Conversion back to domestic dwelling, including interior alterations, converting study into ensuite and refitting the bathroom; relining first floor

The lack of recorded changes should not mean that there have not been more changes to the house, particularly inside.

## 1.3 Ownership history

1932-1941	Philip Hereford
1941-1951	Herbert Pacey
1951-1960	George Cox
1960-1995	Catholic Archdiocesan Property Trust Board
1995-2007	Catholic Bishops Conference Securities Ltd

## 1.4 Occupation history

1932-1941	Philip and Eirene Hereford and family
1941-1951	Herbert and Marjory Pacey and family
1951-1955	Mary Wilson
1955-1960	George Cox
1960-2007	Catholic Enquiry Centre

## 1.5 Architect

Bernard Johns see <http://www.wellingtoncityheritage.org.nz/architects/bernard-w-johns>

## 2.0 Physical description

### 2.1 Architecture

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<sup>10</sup> 'The Catholic Enquiry Centre Story' in [www.catholic.org.nz/our-story/dsp-default.cfm?loadref=221](http://www.catholic.org.nz/our-story/dsp-default.cfm?loadref=221) [retrieved 8 February 2017]

<sup>11</sup> 00078:3793:189309, 140 Austin Street, interior alteration, converting study into ensuite and refitting the bathroom. Relining all first floor, 2009, WCA

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This modern (1932) take on English Domestic Revival architecture is a large, elongated T-shaped, two storey house (with basement) on a sloping site. Despite appearances, the house is predominantly a timber.

The two longer wings form a courtyard on the east side of the house. It has steep roofs, with two gables, a gablet (over looking Paterson Street) and a hipped roof on the north end. Dormers, two on each roof overlook the courtyard. A wall built on the Austin Street boundary, incorporating a garage, and together with an early bank, effectively encloses this courtyard.

The roof cladding is a light coloured, or faded, Welsh slate, while the walls are clad with a mixture of lapped weatherboards and stucco – cement render over chicken wire (over flat iron over timber framing). The western gable end and the gablet (south) both incorporate a double height strip of stucco that sits forward of the weatherboards around it. There are Art Deco influences in the lined out decoration on the south elevation. The windows were intended to be a combination of double hung sashes, plain single lights and fixed multi-light (7x4 or 6x4) sashes with fanlights above. The latter only appear to have been used on the courtyard side of the house; there are none apparent on other elevations.

The interior has not been inspected and its current configuration, and the nature of any changes, are not known. As designed, the house had bedrooms on the first floor and living and dining rooms, plus kitchen and laundry on the ground floor.

## **2.2 Materials**

Concrete – foundations, chimneys,  
Brick – paving, walls, fireplaces (part), hearths  
Sandstone – fireplaces (part), entrance porch  
Timber – framing, joinery, weatherboards, linings (part)  
Iron – base of plaster walls (flat and netting)  
Cement plaster – stucco finish  
Fibrous plaster – linings (part)

## **2.3 Setting**

The house occupies a site off Austin Street near the corner from Paterson Street. It is difficult to see the house from Austin Street because of the garage, wall and a bank clearly intended to preserve the privacy of its occupants. The absence of a house on the section below 142 Austin Street means that most of the house's south elevation is visible from Paterson Street. The house enjoys views over the southern end of Te Aro and beyond.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This house is a very fine example of the work of Bernard Johns, a highly competent 20<sup>th</sup> century architect, who did a great deal of domestic work in Wellington. Here, with what must have been a supportive owner, Johns designed a house of stature and refinement that uses its site to great effect. The highlight is the courtyard, which allows Johns to give the house both privacy and intimacy. The use of a variety of high quality materials allowed Johns to give the house a sheen of sophistication inside and out, highlighted by the choice of Welsh slates on the roof. The use of Art Deco motifs on what was otherwise a modern take on domestic revival architecture shows how Johns was able to mix the traditional with the vogue to achieve a satisfying outcome.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The house is a striking sight from Paterson Street, its form quite different from anything else in the vicinity. Otherwise, mainly because it was probably not intended to be seen from the road, it has a limited role in the townscape.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house has had a series of contrasting owners. From what little is known of its first owner, Philip Hereford, he ought to be better known. An entrepreneur, writer and journalist, his role in New Zealand's cultural life has largely been forgotten. He had the confidence to back the construction of his house in the depths of the Depression. With or without government help, it was a bold undertaking. The house is associated with notable obstetrician and surgeon Ken Pracey, who lived there for 10 years. Just as importantly, it was the home of the Catholic Enquiry Centre for nearly half a century, from its formation in 1960 to 2007. The Catholic Church has always placed great store on the role of the Centre in guiding potential Catholic recruits to the religion.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

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**Archaeological:** Does the item have archaeological value for its ability to provide scientific information about past human activity?

**Educational:** Does the item have educational value for what it can demonstrate about aspects of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

**Representative:** Is the item a good example of the class it represents?

This is a very good example of a 1930s residence of some distinction.

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

Externally, the house appears to be largely unchanged. There may have been changes to window panes and some other minor matters but overall it appears to have remarkable authenticity from the time of its construction.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local / National.

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## 4.0 References

CT WN 39/278, CT WN424/83, Land Information New Zealand

### *Newspapers*

*Evening Post*, 17 January 1913, p.3

*New Zealand Post Office Directory*, 1954

*NZ Truth*, 30 July 1921, p.10

### *Wellington City Archives*

00078:3793:189309, 140 Austin Street, interior alteration, converting study into ensuite and refitting the bathroom. Relining all first floor, 2009

B12010; 142 Austin Street, garage and foundations - 29 Oct 1932

B12111; 140 Austin Street, dwelling – 1932

### *World Wide Web*

'Pacey, H. Kenneth' in <http://www.ccdhb.org.nz/about-us/history/wellington-hospital-smo-archive/appointments-made/1961-1980/medical-admin-clinical-support-services/medical-superintendents/pacey-h-kenneth/> [retrieved 8 February 2017];

Royal College of Surgeons – Plarr's Lives of the Fellows On-line 'Pacey, Herbert Kenneth (1905 - 1971) in <http://livesonline.rcseng.ac.uk/biogs/E005999b.htm> [retrieved 8 February 2017]

'The Black Roads', <http://www.intellia.co.nz/Philip Hereford The Black Roads.html> [retrieved 7 February 2017]

'The Catholic Enquiry Centre Story' in [www.catholic.org.nz/our-story/dsp-default.cfm?loadref=221](http://www.catholic.org.nz/our-story/dsp-default.cfm?loadref=221) [retrieved 8 February 2017]



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## House

25 Brougham Street



Photo: Michael Kelly

### Summary of heritage significance

This house was occupied by some relatively notable Wellingtonians early in its history. Herbert Leicester, Richard Rawnsley and Edgar Harper were men of some status who achieved success in their respective areas. The house itself has some distinction and street presence, although at least part of its present appearance is due to relatively recent alterations.

District Plan:	N/A
Legal Description:	Pt Section 338 Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
Key physical dates:	1898 House built
	1938 Four garages built in front of house
	1972 Conversion into flats – one bedsit (at rear) and two flats in main house
	2007 House reinstated as single dwelling – changes include extension to east elevation, new deck and

glass balustrade above refurbished garages, new spouting and new corrugated steel roof, kitchens and bathrooms rebuilt, windows replaced with traditional sash windows

Architect / Builder: Penty and Forde, architects  
Former uses: Flats  
Current uses: Dwelling  
Earthquake Prone Status: Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built for Herbert Leicester (1857-1924) in 1898 and designed by the well-known architectural practice of Penty and Forde. A drainage permit for the house is dated 24 September 1898<sup>1</sup> and the Leicester family is presumed to have moved in before the end of the year because the house was added to the telephone exchange on 20 December. Both the house and property were in the name of Esther Leicester, Herbert Leicester's mother and a resident in the house. His wife, Amy (née Frankel), who he married in 1897, was apparently a singer.

Herbert Leicester was born in Melbourne in 1857. His family name was Marks, but at some point he or his parents changed it to Leicester,<sup>2</sup> possibly to obscure his Jewish origins. He was educated at King's College, London and embarked on a peripatetic business career. After working at the London Stock Exchange he returned to Australia and worked for the English, Scottish, and Australia Bank. In 1881, he began a business at Port Adelaide as a ship-owner, shipping agent, and bonded store proprietor. He sold that business in 1890 and entered the wheat trade. In 1893, he and his family moved to New Zealand and he took a position at the New Zealand Times, becoming secretary in 1896 and manager later that year.<sup>3</sup> He joined Read and Fenwick, Ltd., bevellers, silverers and jewellers as secretary about 1902.



25 Brougham Street is in the middle of this detail of a c1910 image (S.C. Smith 1/1-022830-G, Alexander Turnbull Library)

At the same time that Leicester left the New Zealand Times, the family left 25 Brougham Street and moved to 133 Brougham Street. The house was sold to Ethel Rawnsley,<sup>4</sup> wife of Richard Rawnsley, secretary of the Wellington Loan, Trust and Investment Co. Rawnsley

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<sup>1</sup> 00432:113:8676, drainage plan, 1898, Wellington City Archives

<sup>2</sup> <https://www.geni.com/people/Herbert-Leicester/6000000028979010915> [retrieved 10 November 2016]

<sup>3</sup> Cyclopaedia Company Limited 1897, *The Cyclopaedia of New Zealand [Wellington Provincial District]*, Cyclopaedia Company, Limited, Wellington p.1506

<sup>4</sup> CT WN96/25, Land Information New Zealand (LINZ)

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was born in India and grew up in England, attending North Hill Grammar School in Plymouth. In 1874, he arrived in New Zealand and took work on one of the coastal steamers of the New Zealand Shipping Company. He became manager of the company's Wellington and Wanganui operation. In 1888, he was appointed accountant for the Wellington Trust, Loan, and Investment Company, and became acting-secretary (later secretary) in August 1894.<sup>5</sup> He remained in that position until his retirement. He married Ethel Duret in 1889 and they had four children.

The Rawnsleys sold the house in 1927 to Edgar Harper, a World War I veteran who was chief valuer at the Inland Revenue, and a prominent Rotarian and Mason. He and his wife Ada occupied the house, but during their tenure also regularly advertised a self-contained flat for rent. In 1937, the house was sold to Ellen Lewis, wife of civil servant Alfred Lewis. The following year, the Lewis's built four garages at the front of the house. They may have been – in part – intended to produce income; Lewis advertised one of the garages for rent in 1938.<sup>6</sup> The verandah was removed to make way for the garages' construction. The Lewis's continued to advertise the flat.

In 1942, the house was bought by Spiros Bardabes, a restaurateur. Various members of the Bardebés family occupied the house during their period of ownership. Again, there were multiple other occupancies. One street directory described the house as 'flats'.<sup>7</sup>

In 1972, the property was sold to Allen and Colleen Wong, who immediately applied to turn the house into three flats, with a bedsit at the rear and two flats in the main portion of the house. The latter had their services and living rooms downstairs and bedrooms upstairs, each linked by a staircase.<sup>8</sup> The arrangement, which included the replacement of numerous original windows, dramatically changed the house's appearance, particularly internally. The Wongs occupied the house for at least part of the period of their ownership, which ended in 1987.

The end of the Wongs' ownership ushered in an era of extraordinarily rapid changes in ownership. 2007 saw major changes to the house, reinstating it as a single dwelling and adding, among other things, an extension to the east of the ground floor and first floors, a new deck and glass balustrade above the refurbished garages, new spouting and a new corrugated steel roof. Kitchens and bathrooms were rebuilt, while almost all of the windows installed in 1972 were replaced with traditional sash windows.<sup>9</sup> The design work was undertaken by Archijam Architecture. This transformation is responsible for the present appearance of the house.

## 1.2 Timeline of modifications (include original plans)

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<sup>5</sup> *The Cyclopaedia of New Zealand [Wellington Provincial District]*, p.647

<sup>6</sup> *Evening Post*, 11 June 1941, p.3

<sup>7</sup> *Wises Post Office Directory Vol.2 Wellington City and Environs*, 1967-68 – 1972

<sup>8</sup> C35762; 25 Brougham Street, convert dwelling to three flats - 10 Jul 1972, Wellington City Archives

<sup>9</sup> 00078:3022:172931, convert three flats to single dwelling; addition to rear of dwelling, 2008, Wellington City Archives

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1898	House built
1938	Four garages built in front of house
1972	Conversion into flats – one bedsit (at rear) and two flats in main house, accompanied by many window changes
2007	House reinstated as single dwelling, extension to the east of the ground floor and first floors, new deck and glass balustrade above refurbished garages, new spouting and new corrugated steel roof. Kitchens and bathrooms rebuilt, many windows replaced with traditional sash windows

### 1.3 Ownership history

1898-1902	Herbert Leicester
1902-1927	Ethel Rawnsley
1927-1937	Ellen Lewis
1942-1972	Spiro Bardabes
1972-1987	Allen and Colleen Wong

### 1.4 Occupation history

1898-1902	Herbert and Amy Leicester, Esther Leicester
1902-1927	Richard and Ethel Rawnsley and family
1927-1937	Edgar and Ada Harper
1937-1942	Alfred and Ellen Lewis
1942-1972	Spiro Bardabes and/or family; David Smart, carpenter (1946-1951); Henry Porter, printer (1954-55); 25a Wilfred Wright, tool maker, 25b George Bevan, engineer, 25c D Jobben, carpenter (1959); Richard Blair, prison officer (1962); Manus Bonner, teacher (1972)
1972-1987	Allen and Colleen Wong and family

### 1.5 Architect

Penty and Forde, see [www.wellingtoncityheritage.org.nz/architects/francis-penty](http://www.wellingtoncityheritage.org.nz/architects/francis-penty)

## 2.0 Physical description

### 2.1 Architecture

This house, a late Victorian villa, occupies a prominent site on the intersection of Brougham Street and Pat Lawlor Close and the design makes good use of that, focussing its elements around the main corner. The house itself is rectangular in plan, with a high, hipped roof in the centre from which the three gables extend towards the street elevations, including one on the corner. It has two storeys, with a large garage beneath. The external cladding is rusticated weatherboards on the walls and corrugated steel on the roof.

The house is dominated, from the street, by the two storey verandah, supported by substantial Doric columns, with glass balustrading above the garage. The columns are also used on the north elevation to support the verandah above the main entrance. This

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verandah is a c.2007-08 addition; the original verandah was a modest, single storey structure that wrapped around the corner of the house as far as the main entrance. It was removed when the first garages were built in 1937. The verandah extends – on the upper floor – to the rear of the house. The rear elevation has an original single storey wing that contained the washhouse, coal store etc. It has been much changed with the addition of skylights and glazing on the north elevation in 2007-08. Together with the fence and trees, this wing encloses a courtyard.

Almost all the windows are c.2007-08 – recycled or new joinery to replace a series of windows of inappropriate styles introduced to the house over its history. The windows are predominantly double hung sashes, the upper sash has six panes and the bottom one. The main entrance is an elaborate structure; it is in the form of an arch with a surround of eight separate panes of Art Nouveau-style stained or painted glass. The four panel door has arches on the upper panels, which match the arches on the flanking glazing. This is also c.2007-08, as is the step that leads to the door.

The interior was not inspected but in general terms, bedrooms and bathrooms are on the first floor and the remainder of the house spaces – dining and living rooms, lounge, kitchen, laundry, office etc., – are on the ground floor. The internal configuration is partly a result of changes made in 2007-08.

## **2.2 Materials**

Concrete – foundations, garage, entrance steps

Timber – joinery, framing, external cladding (walls), internal lining (part)

Corrugated steel – roof

Steel – balustrade

Glass - balustrade

## **2.3 Setting**

The house is on a high point at the northern end of Brougham Street in an established, built-up part of Mt Victoria. Although its appearance and location on the Pat Lawlor Close corner gives it some prominence, this is partly diminished by the size of the apartment block to the immediate south. The house is hard on the road, so the only part of the property not occupied by a building is the courtyard at the rear.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The house, with many of its features reinstated and updated, is a prominent feature of the northern end of Brougham Street.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The collection of houses along the south side of Pat Lawlor Close, of which no.25 can be considered one, constitutes a fine grouping of late Victorian and Edwardian houses.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house has some historic value for its association with prominent early 20<sup>th</sup> century businessmen Herbert Leicester and Richard Rawnsley.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

##### **Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic,*

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*commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

***Identity/Sense of place/Continuity:***

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

While the house has been significantly altered over its life, the 2007-08 renovation returned the significant streetscape presence it once had.

***Sentiment/Connection:*** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

***Rare:*** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

***Representative:*** *Is the item a good example of the class it represents?*

***Authentic:*** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local



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## 4.0 References

Cyclopedia Company Limited 1897, *The Cyclopedia of New Zealand [Wellington Provincial District]*, Cyclopedia Company, Limited, Wellington

CT WN96/25, WN26C/793, Land Information New Zealand

*Evening Post*, 6 September 1928, 21 April 1933, 11 June 1941

<https://www.geni.com/people/Herbert-Leicester/6000000028979010915> [retrieved 10 November 2016]

*Wellington City Archives*

00432:113:8676, drainage plan, 1898

C35762; 25 Brougham Street, convert dwelling to three flats - 10 Jul 1972

00078:3022:172931, convert three flats to single dwelling; addition to rear of dwelling, 2008

*Wises Post Office Directory Vol.2 Wellington City and Environs, 1967-68 - 1972*

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## House

31 Brougham Street



Photo: M. Kelly 2017

### Summary of heritage significance

This house has local heritage significance both for its relative age as an early Mt Victoria residence and for its connection with the Hutchinson-Cochran family, who were instrumental in settling a central portion of the suburb through their ownership and subdivision of four town acres. This house has been witness to Mt Victoria's transformation from a farm on the city's periphery to a highly desirable inner-city suburb.

District Plan:	N/A
Legal Description:	Pt. Section 337, Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	c1874-75 House built
	By 1900 Shingles replaced by corrugated iron
	1922-23 Garages (two) built on street
	1949 Extension to front of house with two, new broad bay windows
Key physical dates:	1980 House repiled and levelled, re-roofed in corrugated steel, bathroom and kitchen altered and new fireplaces installed
	1998 Bathroom and toilet and modern external windows removed and / or replaced, new kitchen built, new bathroom built in area

occupied by second bedroom (north side of house), front door replaced, new fireplace installed in living area (south west corner). New external door and bi-folding windows installed on rear elevation.

Architect / Builder: Not known  
Former uses: Domestic dwelling  
Current uses: Domestic dwelling  
Earthquake Prone Status: Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

The story of 31 Brougham Street is the story of Town Acre 337 and the Hutchinson family. Walter and Barbara Hutchinson were Scottish immigrants who arrived in Wellington in 1851. They hoped to establish a sheep farm but after a brief foray in the Orongorongo they returned to Wellington, initially living in Thorndon before purchasing Town Acre 337 from Robert Wainhouse in 1857, Town Acre 336 from G.S. Evans in 1858, and Town Acres 344 and 345 from George Moore, also in 1858.<sup>1</sup>

At some point shortly after they bought the land, the Hutchinsons built a house on the northern boundary of Town Acre 337. Images taken from 1857 onwards show a house with a pitched roof in that location. The Hutchinsons had just the one dwelling on their land holdings when ratebooks began in 1863.<sup>2</sup> The family ran some cows on their land but Walter also had work in Te Aro, as a warehouseman.<sup>3</sup>

The Hutchinsons had three daughters – Anna, Agnes and Margaret – at least two of whom (Anna and Agnes) were born while they were living in the house. Unfortunately, Walter Hutchinson died in November 1864, aged just 43.<sup>4</sup> His pregnant wife gave birth to their fourth child, a son, the following month.<sup>5</sup> Also known as Walter, tragically he died, aged 14 months, in February 1866.<sup>6</sup>



The first image of the Hutchinson's cottage, 1857. (PAColl-D-0008, ATL)

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<sup>1</sup> Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354 Record No.: 1 Part 1, Town Acres 335, 336 & 337, Archives New Zealand

<sup>2</sup> Rate-books 1863-1870 transcription, Wellington City Archives

<sup>3</sup> *Wellington Independent*, 20 March 1960, p.3

<sup>4</sup> *Wellington Independent*, 29 November 1864 p.2

<sup>5</sup> Cemeteries search, WCC <http://wellington.govt.nz/services/community-and-culture/cemeteries/cemeteries-search> [retrieved 11 November 2016]

<sup>6</sup> *Ibid.*



The cottage c.1870. (PA7-48-10, ATL)

In 1870, Barbara Hutchinson married Dennison Cochran, who was a law clerk and a resident of Austin Street. He moved into the Hutchinson home but Barbara Cochran (as she was thereafter known) retained ownership of the property. She received a Crown Grant for the land in 1871. In 1874, she began selling off Town Acres 335 and 336, which soon led to the construction of Elizabeth Street, but retained 337 in its entirety for decades. The sale of the land may have raised the funds necessary to upgrade the family home because ratebooks from 1874-75 show a significant increase in rateable value from £20 to £60.<sup>7</sup>

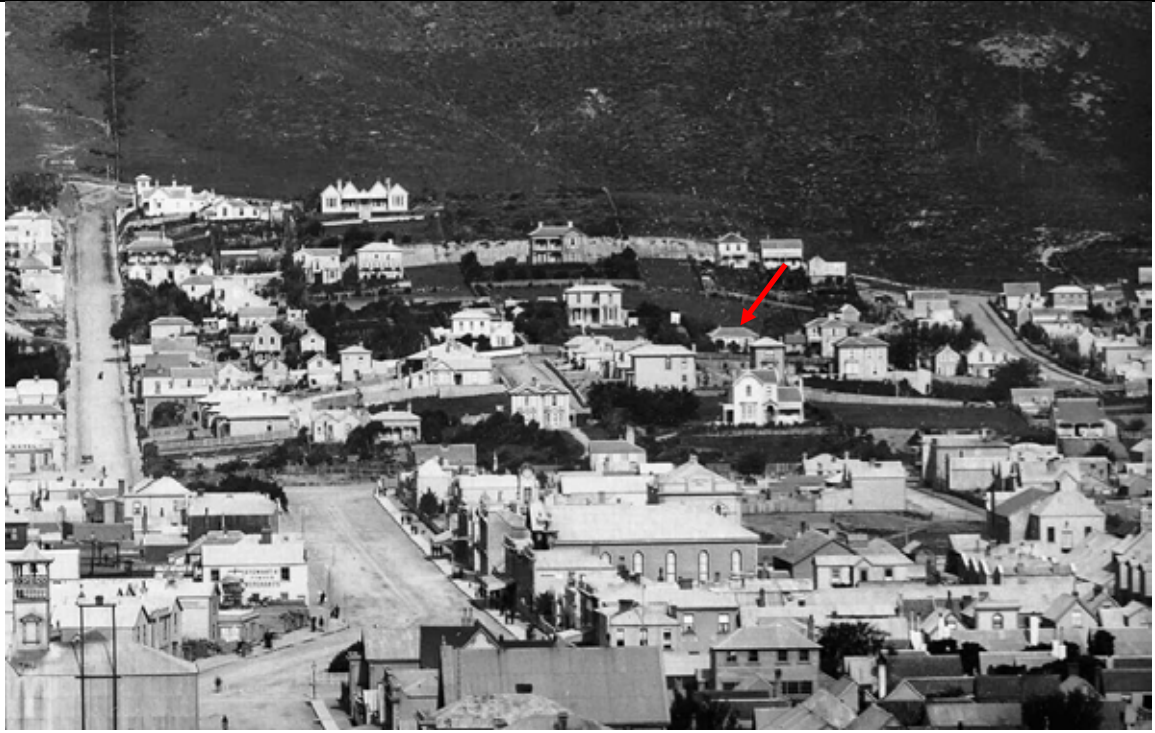
What happened to the cottage at this point is open to conjecture. It was either altered significantly or rebuilt. If it was the former, it was extended to the rear and, at the same time, the gables were made uniformly hipped. The existing roof cladding (shingles) was retained. Given the extent of change, it seems more likely to have been a rebuild. Either way, historic photographs support the notion that this major change took place sometime in the mid-1870s, although trees began to obscure the house from the north and west. The only other change made in the 19<sup>th</sup> century was a lean-to (with a corrugated iron roof) added to rear some time before 1892. This addition lasted well into the 20<sup>th</sup> century but when it was removed is not known.<sup>8</sup> Development of Brougham Street in the vicinity of the cottage was relatively slow. The family kept livestock on their land and an image of the property taken in 1884 shows it fenced off and mostly in pasture.

The money raised from land sales may also have helped fund the construction of a second house on the town acre. Ratebooks show a second house was erected late in 1874 or early 1875. An image from 1877 shows a two-storey dwelling just south of the original homestead. Later (by 1892), the family built another cottage directly behind the first house.

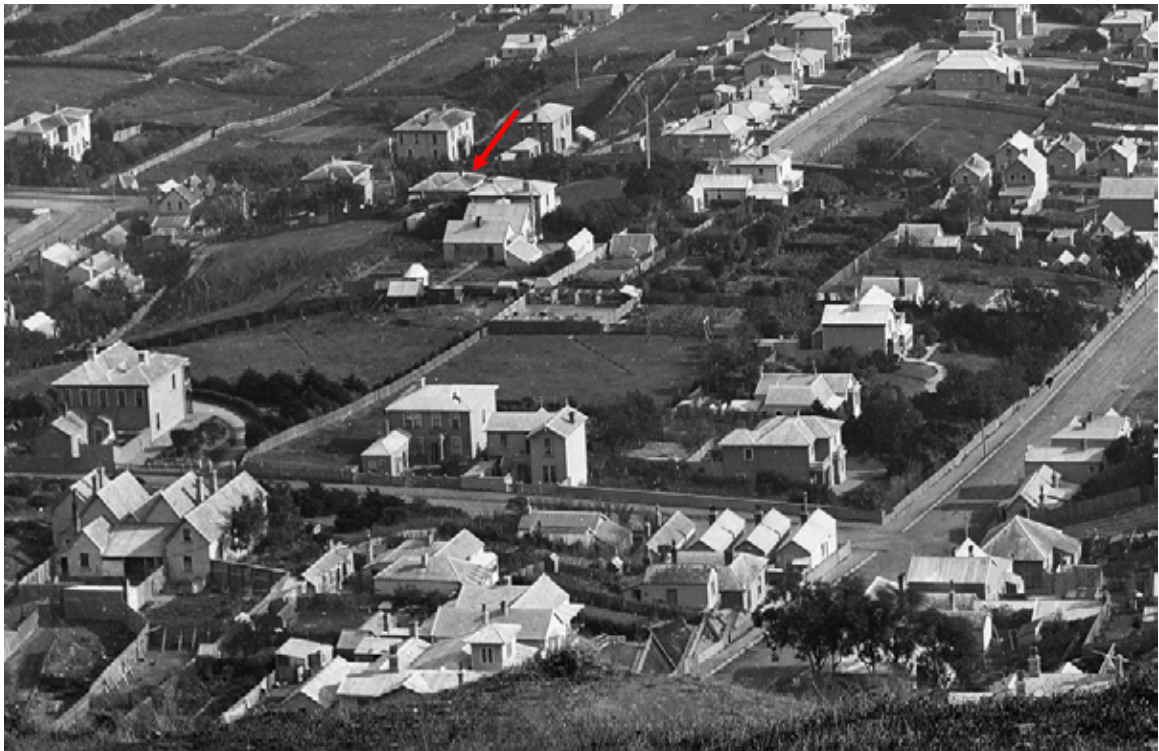
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<sup>7</sup> Wellington City Council Ratebook, Te Aro Ward 1874-75

<sup>8</sup> See Ward Map, 1892 (as per Webmap, courtesy of WCC)



The house, now with a hipped roof, 1883. (1-2-140304-G, ATL)



The view from the rear, a year later. (BB-2235-1-1-G, ATL)

A driveway (now known as Batham Drive) was built through the land to give access to the various houses. The family's purpose in building these houses is not immediately clear. It is possible that one of the houses was required for the Cochrans, or for Barbara Cochran's adult daughters, but the family also rented houses out. In 1891, Barbara Cochran began renting out the house to the immediate south, which had nine rooms.<sup>9</sup>

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<sup>9</sup> *Evening Post*, 12 October 1891, p.3

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In October 1896, Dennison Cochran died, aged 67, and he was followed by Barbara Cochran two months later, at the age of 66.<sup>10</sup> Ownership of the estate (and Town Acre 337) was retained by her daughters, who continued to rent out one or more of the houses. No.31's shingle roof was replaced in (or covered over by) corrugated iron by 1900.<sup>11</sup> About 1900, the Hutchinson sisters established a private hospital in the nine-roomed house, which was by then known as Banff House. This was the hospital's first name; it was later known as Brougham Hospital and Woodleigh.<sup>12</sup> The house at 31 Brougham (then 21 Brougham) seems to have been let to various tenants, including accountant Arthur Petherick and later, Alf Marshall, a telegraphist, until the family finally began selling sections of Town Acre 337 in the late 1910s. At about this time, the Hutchinson sisters moved out to Lower Hutt, although the private hospital carried on until about 1960.

The property at 31 Brougham Street was bought by plumber Francis Jansen and his wife Ada in the early 1920s (the house was in Ada's name). In 1922, or early 1923 they built twin (separate) garages at the front of the property, at an estimated cost of £195.<sup>13</sup> The path to the house passed between the garages, as it still does. By 1931, the Jansens had moved out but they retained ownership of the house. Occupants during this period included salesman Charles Ericsson and his wife Ida, who rented the house for about 20 years. Francis Jansen died in 1947 and in 1949, Ada Jansen was back living in the house. She immediately made a significant change to the front of the house, extending it forward by removing the entire front wall bar the entrance and building two new wide bay windows, at an estimated cost of £95.<sup>14</sup>

## 1.2 Timeline of modifications (include original plans)

c.1874-75	House built
By 1900	Shingles replaced by corrugated iron
1922-23	Garages (two) built on street
1949	Extension to front of house with two, new broad bay windows
1980	House repiled and levelled, re-roofed in corrugated steel, bathroom and kitchen altered and new fireplaces installed
1998	Bathroom and toilet and modern external windows removed and / or replaced, new kitchen built, new bathroom built in area occupied by second bedroom (north side of house), front door replaced and new fireplace installed in living area (south west corner). New external door and b-folding windows installed on rear elevation.

## 1.3 Ownership history

1857-1864	Walter Hutchinson
1864-1896	Barbara Hutchinson (later Cochran). Note, house likely built in 1874
1896-c1922	Margaret, Anna and Agnes Hutchinson
c.1922- 1978	Ada Jensen
1978-1979	Public Trust

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<sup>10</sup> Cemeteries search, WCC <http://wellington.govt.nz/services/community-and-culture/cemeteries/cemeteries-search> [retrieved 11 November 2016]

<sup>11</sup> See Ward Map, 1900 (00514:6:3, Sheet 52), WCA

<sup>12</sup> *Evening Post*, 21 October 1938 p.4

<sup>13</sup> 00055:7:A671, 31 Brougham Street, 2 garages, 17 Oct 1922, WCA

<sup>14</sup> 00056:361:B277241, Brougham Street, dwelling alterations, 27 Jan 1949, WCA

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## 1.4 Occupation history

1857-1864	Walter and Barbara Hutchinson and family
1864-1896	Barbara Hutchinson (later Cochran) and family.
1896-c1922	Various - Arthur Petherick and Alf Marshall
c.1922- c1931	Francis and Ada Jensen
c.1931- 1949	Charles and Ida Ericsson
1949-1978	Ada Jensen

## 1.5 Architect

Not known.

## 2.0 Physical description

### 2.1 Architecture

This house is a small rectangular, single storey villa, with a U-shaped hipped corrugated steel clad roof and lapped weatherboard cladding. The main elevation is symmetrical, with two bays (composed of casement windows and fanlights) either side of the main entrance. The most recent set of plans show a formal arrangement around a central corridor, with five main spaces, all reached via this hallway. The rear of the house was significantly rebuilt in 1998, so the joinery on this elevation is mostly modern. There are three skylights on the roof and one chimney.

The house is reached via a set of stairs between two brick garages at the front edge of the property. A largely paved garden occupies the area between the garages and the house.

### 2.2 Materials

Timber – framing and external cladding, joinery

Concrete – foundations

Corrugated steel – roof cladding

### 2.3 Setting

This house sits well back from the street and the front elevation is difficult to see from most vantage points because of the two garages at the front of the property. The area between the house and garages is largely paved rather than green while the rear garden is mostly mature trees and grass. The house is hard up against Batham Drive, which passes on its southern boundary, but nearby houses are not in close attendance.



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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

It is difficult to ascertain the age of this house from a cursory inspection but the lapped weatherboards are indicative of a house of some age. Although rusticated weatherboards were available by the 1870s, some house owners preferred to use cheaper lapped boards.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

There are three houses, all built by the Hutchinson-Cochran family and still standing around Batham Drive. These have strong connections because of their common origins and ownership.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

This house has an obvious connection back to the origins of Mt Victoria as a suburb. The long ownership of the house by the Hutchinson-Cochran family and their role in establishing key areas of the suburb via the subdivision of their land gives it some local importance. This is one of the oldest houses still extant in the suburb.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

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The age of the house suggests that some of the techniques used in its construction may have technological interest. It should be acknowledged that the house has changed considerably since it was built.

**Social Value:**

*Public esteem: Is the item held in high public esteem?*

*Symbolic, commemorative, traditional, spiritual: Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

*Sentiment/Connection: Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

*Rare: Is the item rare, unique, unusual, seminal, influential, or outstanding?*

Dating from the mid-1870s, this is one of Mt Victoria's oldest houses although it is not especially rare in that regard, in Wellington generally and Mt Victoria specifically. In the vicinity of this house are a number of houses that date from a similar period.

*Representative: Is the item a good example of the class it represents?*

This house can be considered a good example of a colonial villa but this assessment must be tempered by the acknowledgement that it has been altered significantly in parts.

*Authentic: Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The house does have some integrity although many of the changes to it have taken place in the second half of its history.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.

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## 4.0 References

### *Wellington City Archives*

00055:7:A671, 31 Brougham Street, 2 garages, 17 Oct 1922, WCA

00056:361:B277241, Brougham Street, dwelling alterations, 27 Jan 1949, WCA

Cemeteries search, WCC <http://wellington.govt.nz/services/community-and-culture/cemeteries/cemeteries-search> [retrieved 11 November 2016]

Rate-books 1863-1870 transcription, Wellington City Archives

Ward Map, 1892 (as per Webmap, courtesy of WCC)

Ward Map, 1900 (00514:6:3, Sheet 52), WCA

Wellington City Council Ratebook, Te Aro Ward 1874-75

### *Newspapers*

*Evening Post*, 12 October 1891, 21 October 1938; *Wellington Independent*, 29 November 1864

Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354 Record No.: 1 Part 1, Town Acres 335, 336 & 337, Archives New Zealand

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## House

64 Brougham Street



Photo: Michael Kelly, 2017

### Summary of heritage significance

This house is historically significant for its association with Samuel Carroll, long-standing secretary of the Wellington Chamber of Commerce and proprietor of the *New Zealand Trade Review*, who was regarded as a person of considerable stature in 19<sup>th</sup> century Wellington. His house, built in 1877 and augmented by a portico and a rebuilt, ornate verandah on two elevations, is a fine example of Victorian domestic architecture. It has a (rare) purpose-built wing set aside for servants' quarters. A later owner, Gideon Lamb, also managed to attain some status in Wellington as a pioneer of the taxi business. After many years as rented flats, it was restored as a single dwelling in 2015-16.

District Plan:	N/A	
Legal Description:	Lot 5 DP 2944	
Heritage Area:	N/A	
HPT Listed:	N/A	
Archaeological Site:	Pre-1900 dwelling	
Other names:	N/A	
	1877	House built
	n.d.	Shingles replaced with corrugated iron
Key physical dates:	1925-1926	Garages built either side of servants' wing
	1929	Wash house built
	By 1928	Verandah removed from west and north elevations of the house

By 1947 Entire surrounds of house concreted  
 n.d. Chimneys removed  
 1973 House converted to two flats  
 1983 House converted into three flats  
 2015-16 Major renovation of house and curtilage as part of return to single dwelling, including reconstruction of verandah

Architect / Builder: Not known  
 Former uses: Flats  
 Current uses: Dwelling  
 Earthquake Prone Status: N/A

Extent:



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## 1.0 Outline History

### 1.1 History

This house is most closely associated with its first owner, Samuel Carroll (1827-1910), who had this house built for his growing family in 1877.<sup>1</sup>

Carroll, an accountant by trade, was born in London and after training with his father (also Samuel), a broker, and joining him in business, he travelled and worked overseas. After the death of his father he returned to London for three years before moving permanently to New Zealand, settling in Wellington in 1862. He brought with him his mother Martha (who died in 1865), four sisters, and a brother.<sup>2</sup> Samuel was made secretary of the Wellington Chamber of Commerce upon his arrival and, with the exception of 10 years as secretary of the Wellington Steam Navigation Company, he remained in that role until his death. He bought the *New Zealand Trade Review* in 1875 and he was still publishing it at the time of his death.<sup>3</sup> He married Florence Capper (1847-1903) in 1869 and they had four daughters and one son.<sup>4</sup>



A caricature of Samuel Carroll, 1908.  
(*Free Lance*)

The Carrolls had been living in rented accommodation in Willis Street. Carroll purchased Town Acre 310 in 1874 from W.M. Taylor. At the same time he also purchased most of the adjoining Town Acre 301 (to the west). The move to Brougham Street was described as a shift to the 'country',<sup>5</sup> as Mt Victoria was still semi-rural and regarded as effectively outside the town. The house was built on the gentle slope overlooking Te Aro and at some point acquired the name of Sunnyrise.<sup>6</sup> An 1883 image shows steps from the house to a sloping lawn and a path meandering down the Carroll's land. As was common for the finer houses in that part of Mt Victoria, Carroll's house was single storey, with a sweeping verandah on the western side. There was a servants' wing to the south, with dormer windows in the roof

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<sup>1</sup> Wellington City Council Ratebook, Te Aro Ward 1877-78

<sup>2</sup> See genealogy page for Samuel Carroll, 1827-1910.

<http://www.ajlassociates.biz/getperson.php?personID=I13574&tree=frost> [viewed 30 November 2016]

<sup>3</sup> *Dominion*, 5 December 1910, p.9

<sup>4</sup> See <http://www.ajlassociates.biz/getperson.php?personID=I13574&tree=frost> [retrieved 30 November 2016]

<sup>5</sup> *New Zealand Free Lance*, 18 April 1908, p.4

<sup>6</sup> Pers. comm. John Greenwood, 9 August 2017

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to form additional living space.

For most of their tenure, the Carrolls held on to their land and it was not until after 1900 that they allowed the extension of Home Street into Town Acre 301 to proceed<sup>7</sup> and a modest part of 310 to be subdivided on Brougham Street.<sup>8</sup> Florence Carroll predeceased her husband by seven years, she died in 1903. Her husband lived on in his house until his death. His long working life made him a well known public figure and his passing was marked by newspapers around the country.



The Carroll's house, 1884. Note the servants' wing to the left and the verandah ending halfway around the north elevation at the entrance portico. (BB-2235-1-1-G, Alexander Turnbull Library)

In the wake of Carroll's death, the house was retained by the family and occupied by the Carroll's son Charlton. It was then rented out, firstly to clerk Charles Batten in 1915 and then bricklayer John Watt (early 1920s)<sup>9</sup> until the section containing the house (Lot 5, DP 2944) was put up for sale and bought by Gideon and Ella Lamb in 1924. The house was in the latter's name. Gideon Lamb (1882-1936) was a taxi proprietor. A Scotsman, he arrived in Wellington in 1911 and was originally in the coal business but gave it up for reasons of ill-health. He was a 'pioneer'<sup>10</sup> in the taxi business, doing well enough to be able to buy the Carroll residence. He was a well known Wellington character, who made his fair share of court appearances, mainly for traffic offences and for civil claims. His death in 1936 was unexpected.<sup>11</sup>

His wife Ella remained in the house until her death in 1954 but appears to have rented part of the house out. One advertisement directed applicants to the 'rear flat'.<sup>12</sup> The house was inherited by the Lambs' only son Gideon (known as Stanley), a mechanic. He also remained in the house until his death in 1965. The house was then inherited by his widow Elsie, who sold it in 1968.<sup>13</sup>

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<sup>7</sup> CT WN61/110, Land Information New Zealand (LINZ)

<sup>8</sup> CT WN153/250, LINZ

<sup>9</sup> See *Wises Post Office Directories* 1910-1924

<sup>10</sup> *Evening Post*, 20 October 1936, p.51

<sup>11</sup> *Ibid.*

<sup>12</sup> *Evening Post*, 4 January 1943, p.1

<sup>13</sup> CT WN312/125, LINZ

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The house was purchased by a married woman from Waikanae (the name is undecipherable on the CT) and rented out. In 1973, the house was converted into two flats and two commercial occupants – Subud Ltd and Ambler & Co. – began occupation. The Boys Brigade bought the house in 1973 (the organisation was occupying no.62) but sold it five years later to Bernard Roche,<sup>14</sup> who lived in one flat (the main part of the house) and rented out the other. In 1983, Roche further subdivided the house into three flats.<sup>15</sup>



The house (partially obscured, with white walls) pictured about 1928. The verandah and entrance portico have gone but the chimneys are still intact. (1/2-059957-F, Alexander Turnbull Library)

In 1984, the house was bought by Forfait Holdings and the principals of that firm remain its owners. In the period that followed, many people occupied the dwelling. Occupation records appear to show that by the 2000s, the number of flats was reduced from three to two.<sup>16</sup> By 2015, the flats had gone and the present owners were living in the house, which was then reinstated as a family home.

The house has undergone significant changes over its life. The shingles were replaced with corrugated iron at some point. In the mid-1920s two sets of garages were built by Gideon Lamb,<sup>17</sup> which he then advertised for lease. In 1929, Lamb added a wash house. At some point the verandah was removed from the west and north elevations of the house (it was gone by 1928<sup>18</sup>). The portico remained in place. By this time the house had well and truly lost its original context and views.

The later conversion of the house to two and then three flats in 1973 and 1983 respectively was undone in 2015-16 by the extensive renovation of the house and its garden and its return to a single dwelling. Included in this was the reinstatement, in full (and more), of the verandah. The work was designed by conservation architect Chris Cochran and the work undertaken by Shane Harper of Heritage Homes.

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<sup>14</sup> CT WN312/125, LINZ

<sup>15</sup> 00058:0:C63638, 64 Brougham St, convert two flats to three flats, 16 Nov 1983, WCA

<sup>16</sup> Habitation Index, 64 Brougham Street, 1990-2015

<sup>17</sup> B00432, Garage, 12 December 1925 & B01620, Garage, 9 August 1926, WCA

<sup>18</sup> See image 1/2-059957-F, Alexander Turnbull Library



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Extensive digging of the periphery of the house was undertaken as part of the work but no archaeology was uncovered.<sup>19</sup>

## 1.2 Timeline of modifications (include original plans)

1877	House built
n.d.	Shingles replaced with corrugated iron.
1925-1926	Garages built either side of servants' wing
1929	Wash house built
By 1928	Verandah removed from west and north elevations of the house
By 1947	Entire surrounds of house concreted
n.d.	Chimneys removed
1973	House converted to two flats
1983	House converted into three flats
2015-16	Major renovation of house and curtilage as part of return to single dwelling, including rebuilding of verandah

## 1.3 Ownership history

1877-1910	Samuel Carroll
1910-1924	Charlton Carroll
1924-1954	Ella Lamb
1954-1965	Gideon Lamb
1965-1968	Elsie Lamb
1968-1973	Not known
1973-1978	Boys Brigade

## 1.4 Occupation history

1877-1910	Samuel and Florence Carroll and family
1903-1910	Samuel Carroll and Charlton Carroll
1910-1915	Charlton Carroll
1915-c1920	Charles Batten
c1920-1924	John Watt
1924-1936	Ella and Gideon Lamb, with Stanley Lamb
1936-1954	Ella and Stanley Lamb
1954-1965	Stanley and Elsie Lamb
1965-1968	Elsie Lamb
	Helen Mulligan, Lorna Singe, Gary Telfer; Mark Bodell, John Powell, Nigel Smith (1995)
	Selena Hunter; Lance Buick, Sheryll Gosnell, Jody-Ann Parker (2000)
	Natalie Thomson; Paul Bird, Sheryll Gosnell (2005)
	Natalie Thomson; Sheryll Gosnell (2005)

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<sup>19</sup> Pers. comm. John Greenwood, 9 August 2017

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## 1.5 Architect

Not known.

2015-16 restoration and refurbishment, Chris Cochran

## 2.0 Physical description

### 2.1 Architecture

This mainly single storey Victorian villa was one of many built on Mt Victoria in the 1870s, at a time when houses occupied generous sections and subdivision was only really getting underway. These villas were characterised by hipped roofs and prominent verandahs, oriented west for the views and afternoon sun.

The house itself is divided, in an architectural sense, into two parts, the main house and a separate wing, originally set aside as servants' quarters and, presumably, also home to service areas like the kitchen and washhouse etc. To highlight its purpose, there are dormer windows in the roof of the servants' wing, which indicates that the rooms upstairs were used as bedrooms. The entire house has a hipped roof, which is U-shaped on the main house.

The main house is single storey with generous stud heights. The concave-roofed verandah, with posts and elaborately moulded brackets, has been entirely rebuilt on the west elevation and extended all the way along the north elevation. This complemented the existing portico, an original feature of the north elevation. The walls of the house are clad in a mixture of rusticated and lapped weatherboards. The windows are double-hung sashes. There are narrowly spaced eave brackets on each elevation. The roof is corrugated steel and there are numerous skylights.

The grounds are landscaped, while a solid timber fence forms an internal courtyard within the wider property. The interior was not inspected.

### 2.2 Materials

Timber – framing, joinery, external cladding, foundations, internal cladding (part?)

Concrete – garages

Corrugated steel - roof

### 2.3 Setting

This house is only accessible via a driveway off Brougham Street; otherwise it is totally surrounded by other buildings – a mixture of houses, apartments, commercial buildings and the Quaker religious house on Moncrieff Street. This gives the house an unusually secluded aspect.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

Notwithstanding the many changes that have been undertaken on this house, it remains a fine example of a Victorian villa, with elegant proportions and a quality of detailing that is very much of its period. There is interest too in the treatment of the servants' quarters (its separation into two levels) and its juxtaposition with the remainder of the house.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

This house has had a varied and interesting history but it is most significant for its association with Samuel Carroll, whose role as secretary of the Wellington Chamber of Commerce for nearly 40 years and proprietor of the *New Zealand Trade Review* for 35 years gave him a remarkably high profile and national recognition.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land were occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation. It must be noted though that extensive digging of the area around the house failed to find any remaining archaeology.

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**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

There is educational interest in the provision of a wing for servants' quarters, something that is not always so physically obvious in other houses of the period. It illustrates how one of the many aspects of domestic life that was brought from Britain manifested itself in the design and construction of a certain class of New Zealand house.

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

By the mid-1880s there were large, even grand residences, mostly single storey, dotted over the lower slopes of Mt Victoria and many of them demonstrated the same style of expansive verandah facing west – for the sun and views. Almost all of these houses have gone, with the exception of 64 Brougham Street, which has survived on its tucked away section. It is a rare survivor of a period when Mt Victoria was regarded as something of a pastoral retreat.

**Representative:** *Is the item a good example of the class it represents?*

For the reasons outlined above, this house is both a good example of the kind of sought-after residence that was commonplace on Mt Victoria and now very rare.

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

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***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.

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#### 4.0 References

Genealogy page for Samuel Carroll, 1827-1910.

<http://www.ajlassociates.biz/getperson.php?personID=I13574&tree=frost> [viewed 30 November 2016]

Image 1/2-059957-F, Alexander Turnbull Library

*Land Information New Zealand*

Certificates of Title WN61/110, WN153/250, WN312/125

*Newspapers*

*Dominion*, 5 December 1910

*New Zealand Free Lance*, 18 April 1908

*Evening Post*, 20 October 1936, 4 January 1943

*Wellington City Archives*

00058:0:C63638, 64 Brougham St, convert two flats to three flats, 16 Nov 1983, WCA

'Habitation Index', Wellington Central, 1990-2015

B00432, Garage, 12 December 1925 & B01620, Garage, 9 August 1926, WCA

Wellington City Council Ratebook, Te Aro Ward 1877-78

*Wises Post Office Directories* 1910-1924

Pers. comm. John Greenwood, 9 August 2017

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## House

70 Brougham Street



Photo: Michael Kelly, 2016

### Summary of heritage significance

This is a highly authentic example of a late Victorian villa, its decoration and well defined features a notable contributor to the Brougham Street townscape. The house has had a number of owners over its life but the first four – government draughtsman Arthur Haylock, civil servant Thomas Fisher, chemist Henry Brittain and businessman Charles Mack – were all men who left their own mark on local and, in some cases, national life.

District plan:	N/A	
Legal description:	Pt Section 310, Town of Wellington	
Heritage Area:	N/A	
HPT Listed:	N/A	
Archaeological Site:	N/A	
Other names:	Mar-lone	
	1901	House built
	1956	Concrete drive and retaining wall built on north side of house
Key physical dates:	1959	House converted into two flats
	1986	Extension made to two upstairs rooms, north-west corner of the house



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	1988	Double garage built at the rear of the property
	n.d.	House returned to single dwelling Chimneys removed
Architect / Builder:	John Moffat (builder and likely architect)	
Former uses:	Dwelling, flats	
Current uses:	Dwelling	
Earthquake prone status:	Not known	

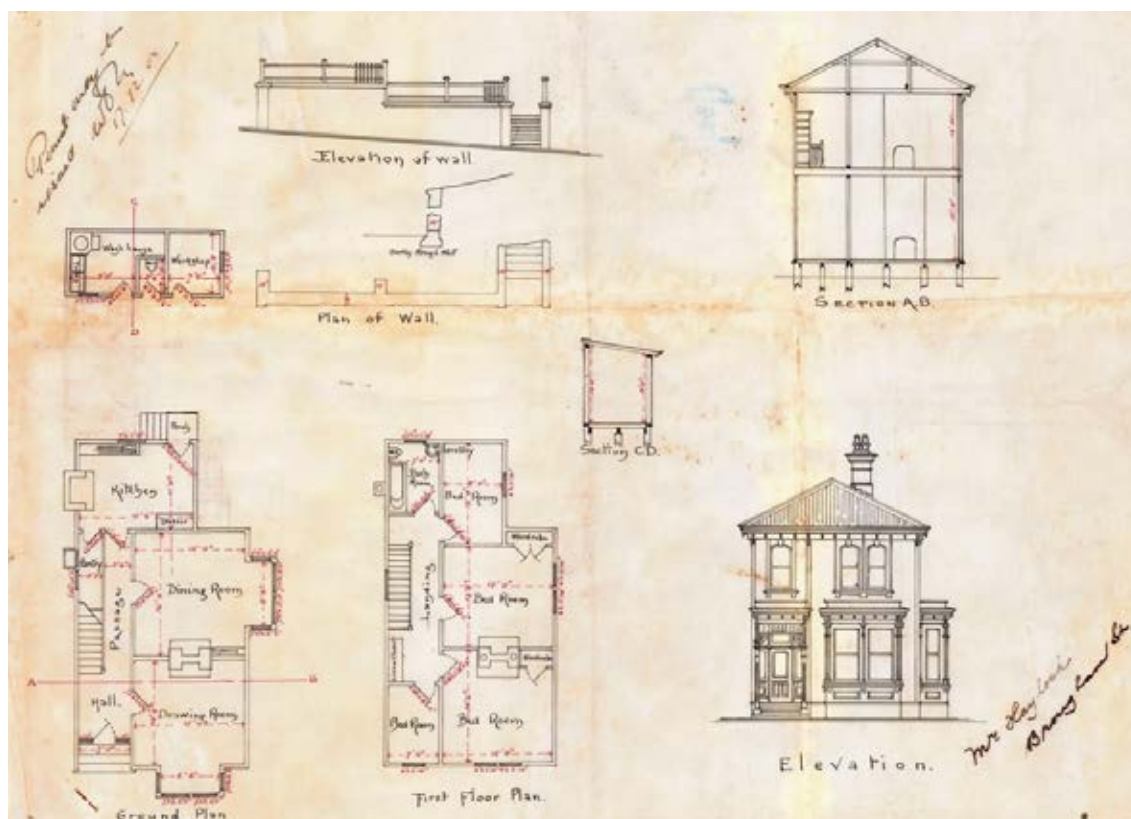
Extent:



## 1.0 Outline History

### 1.1 History

This house was built in 1901 for Arthur Lagden Haylock, a civil servant, and was most likely designed by its builder, John Moffat. The house was built on a town acre (310) owned and subdivided by Samuel Carroll, who lived at 64 Brougham Street.<sup>1</sup> Carroll sold the section to Haylock in July 1900. The permit for the dwelling was issued in December 1900.<sup>2</sup> The plans show a lean-to built to contain a washhouse, toilet and workshop and a masonry wall on the front boundary that included steps up to the front garden and main entrance.<sup>3</sup>



The original plans for the Haylock house. If John Moffat was the designer, these are very competently drawn. (4238; 70 Brougham Street, dwelling - 07 Feb 1901, WCA)

Haylock, who was born in Timaru, worked for the Lands and Survey Department his entire career and ended as chief draughtsman in the head office in Wellington.<sup>4</sup> Along with his mapping skills he was a keen water colourist and a regular public speaker. He was an active member of his local Church of England parish church, St Mark's, and a committee member of the Boys' Institute. He married twice, firstly to Eleanor Allen in 1892, who died in 1899, and then to Annie Rhodes, in 1905. She died in 1929. Arthur Haylock passed away in 1948, at the age of 87. He had two children (with Eleanor) a

<sup>1</sup> CT WN61/110, Land Information New Zealand (LINZ)

<sup>2</sup> 4238; 70 Brougham Street, dwelling - 07 Feb 1901, Wellington City Archives (WCA)

<sup>3</sup> Ibid.

<sup>4</sup> *New Zealand Times*, 5 June 1914, p.3

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girl, Greta, and a boy, also Arthur, who was born in 1895.<sup>5</sup> Arthur jnr. was killed in action (in 1916) during World War I.<sup>6</sup>

Arthur Haylock, by then a widower for the first time, lived with his mother and children at 70 Brougham Street, but their occupation did not last long. In 1907, he sold the property to Emily Fisher, wife of Thomas Fisher, a senior public servant who was at that time under-secretary of Native Affairs and a member of the Scenery Preservation Board. Emily Fisher died in the family home in 1914 and in 1916, Thomas Fisher sold the property.

The new owner was Henry Brittain, a chemist, who had a long-standing pharmacy on the corner of Manners Street and what was then Herbert Street (now Victoria Street). He and his wife Emily had eight children, who were adults by the time they occupied the house. Brittain's sons took over the family business, which lasted well into the 20<sup>th</sup> century. Emily Brittain died in 1919 and her husband died in the house the following year.<sup>7</sup> His executors – Albert Brittain, Joseph Bramwell and James Donald – retained the house for seven years before it was sold to merchant Charles Mack, who had already been living in the house (from 1922).<sup>8</sup>

Charles W. Mack was the son of William Mack, who was, with Thomas Jenkins, one of the principals of the firm of Jenkins and Mack, described as 'brassfounders, coppersmiths, engineers, plumbers and metal merchants'.<sup>9</sup> The firm, founded by J.E. Hayes in 1868 and purchased by Jenkins and Mack in 1894, was one of the largest of its kind in Wellington in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Charles Mack married Eileen Patterson in 1914 and they had one son, Arthur. The Macks lived at 70 Brougham Street until 1939, when the house was sold to Molly Hill, wife of sales manager Edward Hill.<sup>10</sup>

The Hills, who named their house 'Mar-Lone',<sup>11</sup> retained it for the next 42 years, although they barely lived in the house that entire period. They put the house up for lease in 1939. By 1942, William Scott, and later Geoffrey Scott, a carpenter, were listed as residents until the late 1950s. In 1956, a concrete drive and retaining wall – presumably the present wall on the east (front) and north elevations – was built. The builder was E.L. Cannons and the estimated cost was £285.<sup>12</sup>

In 1959, the house was converted into two flats – on either floor.<sup>13</sup> The first two residents after the change were J.R. Turner and Sylvia Wright. By 1972, the widowed Molly Hill was back in the house, occupying one of the flats.<sup>14</sup> She later moved out and in 1981, the

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<sup>5</sup> See Births, Deaths and Marriages, on-line <http://bdmhistoricalrecords.dia.govt.nz/> [retrieved 1 March 2017]

<sup>6</sup> On-line Cenotaph, Auckland Institute and Museum, Arthur Wellington Haylock, <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C6657> [retrieved 1 March 2017]

<sup>7</sup> *Evening Post*, 15 October 1920, p.8

<sup>8</sup> *Evening Post*, 4 October 1922, p.1

<sup>9</sup> *Evening Post*, 29 December 1900, p.4

<sup>10</sup> CT WN61/110

<sup>11</sup> *Evening Post*, 5 July 1939, p.

<sup>12</sup> B39477; retaining wall and concrete drive – 04 April 1956, WCA

<sup>13</sup> C4248; 70 Brougham Street, convert dwelling to 2 flats - 05 Feb 1959, WCA

<sup>14</sup> *New Zealand Post Office Directory*, 1972

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year before her death, sold the house to mechanical engineer John Tucker. In 1986, two upstairs rooms were extended on the north-west corner of the house, at an estimated cost of \$11,860. The design work was undertaken by Designscope.<sup>15</sup> In 1988, half of the house was transferred to Iona McDonald, John Tucker's wife, under the Joint Family Homes Act, 1964. That same year, a double garage was built at the rear of the property.

## 1.2 Timeline of modifications

1901	House built
1956	Concrete drive and retaining wall built on north side of house
1959	House converted into two flats – one on either floor.
1986	Extension made to two upstairs rooms north-west corner of the house
1988	Double garage built at the rear of the property
n.d.	House returned to single dwelling Chimneys removed

## 1.3 Ownership history

1901-1907	Arthur Haylock
1907-1914	Emily Fisher
1914-1916	Thomas Fisher
1916-1920	Henry Brittain
1922-1927	Albert Brittain (his son), Joseph Bramwell, James Donald
1927-1939	Charles Mack
1939-1981	Molly Hill

## 1.4 Occupation history

1901-1907	Arthur Haylock, Sarah Wascoe, Greta and Arthur Haylock
1907-1916	Emily and Thomas Fisher
1916-1919	Henry and Emily Brittain, Beatrice Brittain
1919-1920	Henry Brittain, Beatrice Brittain
1921-1939	Charles and Eileen Mack, Albert Mack
1939-c1941	Edward and Molly Hill
1942-c1946	William Scott
c1946-c1959	Geoffrey Scott
1962	J.R. Turner, Sylvia Wright
1968	Janet Wood

## 1.5 Architect

John Moffat, builder (also thought to be the architect)

## 2.0 Physical description

### 2.1 Architecture

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<sup>15</sup> D5002; 70 Brougham Street, dwelling additions and alterations – 1986, WCA

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This formal late Victorian villa occupies a slight elevated site above Brougham Street. The house is all but rectangular in plan courtesy of an extension to the house in 1986. The house is also resolutely square to the street. Its height and formality hide what is actually a relatively small dwelling on a somewhat constricted property.

Externally, the house is not far removed from its 1901 plan, with attention focussed on the more visible east and north elevations. The external walls are clad with rusticated weatherboards and the hipped roof is corrugated steel. With the exception of the 1986 extension and some smaller openings, the windows are double-hung sashes, square headed on the ground floor and segmentally arched on the first floor. There are eave brackets, not only beneath the main roof but also the roofs of the bays and the short roof over the entrance porch (on the street elevation). The entrance to the porch is elaborate; framed by piers, it has a row of balusters above a pair of mouldings that form a part arch in the opening. The door itself is surrounded by a five-part panelled, glazed arrangement. Alongside is the first of two ground floor square bays; the other is on the side elevation.

The 1901 plans reveal that the front boundary wall (concrete, rendered with sand plaster) is original, although it was opened up somewhat, presumably to allow the formation of a driveway in 1956. The wall along the driveway has a cutting in it to give access to the front of the house and the main entrance. Another concrete wall marks the southern boundary (date unknown). Many of the walls are capped or augmented with fences - boards, pickets or trellis. At the rear is the garage, which may have replaced the outbuilding that featured in the original plans.

The interior was not inspected but it is assumed that the house, if it has been returned to a single dwelling, has bedrooms and bathrooms on the first floor and living areas, kitchen and the like downstairs.

## **2.2 Materials**

Timber – framing, external cladding, internal cladding, joinery

Concrete – boundary walls

Corrugated steel – roofs

## **2.3 Setting**

The house sits slightly above the street on a pedestal of land retained by concrete walls. The property itself is not large; there is enough room for the house, double garage at the rear, a driveway and a little bit of land at the rear. To the south is a five storey apartment building separated by a driveway. To the north is a row of houses of roughly comparable age and scale.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This is a very competently designed late Victorian villa, attractively detailed with a significant street presence. Its front elevation is virtually unchanged.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

This house makes an important contribution to the mid-point of Brougham Street through its style and location. On its southern boundary are two modern buildings that add little to the prevailing Victorian and Edwardian character of the area, so no.70 plays an important role in redefining that character.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

This house and the two to the north were built on land made available in 1900 by Samuel Carroll, who had retained one of the largest unsubdivided properties in Mt Victoria. So these properties have an historical tie to the former Carroll estate and the Carroll house that sits to the immediate west.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house was occupied, within its 40 years, by a series of figures of some local and national significance. Arthur Haylock, Thomas Fisher, Henry Brittain and Charles Mack were all men who, in their own way, left their mark on Wellington and New Zealand life. It is unusual for one house to have been occupied by four men of status in such a short period of time.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

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**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The house has stood in Brougham Street since 1901, so it has helped maintain the sense of place in this portion of the street for an extended period.

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

**Representative:** Is the item a good example of the class it represents?

This house is a fine example of a late Victorian villa, retaining most of its usual external features in an unusually authentic fashion.

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

There were many houses built around the turn of the 20<sup>th</sup> century in Mt Victoria but few of them have retained their external integrity to the extent this house has.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local.

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#### 4.0 References

Births, Deaths and Marriages, on-line <http://bdmhistoricalrecords.dia.govt.nz/>

CT WN61/110, Land Information New Zealand

*Evening Post*, 15 October 1920, 29 December 1900, 4 October 1922, 5 July 1939

*New Zealand Post Office Directory*, 1972

*New Zealand Times*, 5 June 1914, p.3

On-line Cenotaph, Auckland Institute and Museum, Arthur Wellington Haylock, <http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C6657> [retrieved 1 March 2017]

*Wellington City Archives*

4238; 70 Brougham Street, dwelling - 07 Feb 1901

B39477; retaining wall and concrete drive – 04 April 1956

C4248; 70 Brougham Street, convert dwelling to 2 flats - 05 Feb 1959

D5002; 70 Brougham Street, dwelling additions and alterations – 1986, WCA



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## House

71 Brougham Street



Photo: Michael Kelly

### Summary of heritage significance

This house is historically significant for two periods of its life, as the home of the Redwards – the house's first owner Eliza Redward and her son, Ernest Redward, who later became Crown Solicitor. Influential art patrons Jim and Mary Barr owned the house from 1981 and 2005 and left an indelible mark via a significant rear addition. From the street, the house today looks much as it did when it was built. The design of Guido Schwartz, who did a lot of work in Mt Victoria, it is another example of his capability in domestic architecture.

District plan:	N/A
Legal description:	Lot 1 DP 1291
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	N/A
Other names:	N/A
Key physical dates:	1909 House built
	1940 House subdivided into two flats. Changes included new entrance porch built on the north side of the

house and staircase sealed off to ground floor

n.d. Second porch removed from house and bay window reinstated

1987 Single storey addition made to rear of house (replacing original lean-to), with living room, bedroom, shower, toilet and gallery

1999 Deck added to the north side of the house on top of bay window

2006 Internal alterations; garage built on street

2016 Bathroom / laundry reconfigured

n.d. Rock sculpture erected on north-west of house

Architect / Builder: Guido Schwartz, architect; Humphries Brothers, builder

Former uses: Dwelling, flats

Current uses: Dwelling

Earthquake prone status: Not known

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built for Eliza Redward (née Mills) in 1910. It was designed by the successful German-born architect Guido Schwartz and built by Humphries Brothers of Adelaide Road.<sup>1</sup> The house was the first to be built on this section, part of Town Acre 332, which was owned by the Gray family and not released for subdivision until the early 1900s. The most intriguing aspect of the house's construction might be the brick party wall on the south side of the house. Whether it was intended that another house would be built on the other side of the wall is not known. As there was already an established house on the adjacent property (73), it seems unlikely.

Eliza Redward was the widow of James Baldwin Redward, who was a significant figure in the Immigration Department, rising to the position of Immigration Officer in Wellington. He later worked for the Lands and Survey Department. The couple had 12 children. He died in 1902, aged 71, but clearly left his widow well provided for. Eliza lived in the house for only a short period and in 1912 transferred it to one of her children, son Ernest.<sup>2</sup> Ernest Yively Redward was a solicitor in the Crown Law Office at the time he acquired the house. He was later Crown Solicitor and Compiler of Statutes. He died in 1929, aged 60.<sup>3</sup> His widow Bessie, with whom he had four sons, inherited the house and it remained in her hands for some years after his death.

For 28 years, neither Ernest nor Bessie Redward made recorded changes to the house bar the latter building a tool shed and bike shed in 1932. Then, in 1940, Bessie made the decision to subdivide the house into two flats, retaining one for herself. She may have been prompted by finding herself in a large house on her own, or with fewer offspring. The changes saw the staircase and hall on the ground floor sealed off (to allow access to and from the flat above), new door openings formed to open up ground floor spaces and a new entrance porch built on the north side of the house abutting the bay window. A new bathroom was built at the lean-to east end of the house, previously occupied by the wash house and coal storage. Upstairs, a new kitchen was installed in what had been the north-east bedroom.<sup>4</sup> No architect's name seems to be associated with the alterations, so the plans and specifications may have been the work of the builder, H.W. Smith. Bessie Redward's first tenant was Brian Sullivan, a salesman, followed by Joseph Barns, also a salesman.<sup>5</sup>

In 1948, for reasons unknown, Bessie Redward sold the property to the Commercial Bank of Australia, although street directories indicate that she remained in the house for several more years. The bank sold the house to Percival Allen in October 1951.<sup>6</sup> The following year he sold the house to land agent Robert Bain. Initially, he did not live in the house. Tenants during this period included Mary McGuinness and the aforementioned Joseph Barns. By the early 1960s, Robert Bain was occupying the ground floor flat. The upper flat was occupied by John Saker, a draughtsman and then

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<sup>1</sup> 8476; 71 Brougham Street, dwelling - 21 Sep 1909, Wellington City Archives (WCA)

<sup>2</sup> CT WN177/151, Land Information New Zealand (LINZ)

<sup>3</sup> *Evening Post*, 15 May 1929, p.11

<sup>4</sup> B20707; 71 Brougham Street, convert to flats - 12 Jul 1940, WCA

<sup>5</sup> *New Zealand Post Office Directory*, 1942-46

<sup>6</sup> CT WN177/151, LINZ

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David Day, a shoe designer. In 1967, the house was sold to Arete Petsoulis, who did not live in the house. She kept the house until 1981 and her tenants included David Barlow, a clerk and Yvonne Grimes (1972) and Ima Jagers and Arthur Speers (1977).<sup>7</sup>

In 1981, art commentators, collectors and curators, Jim and Mary Barr, bought the house and moved in. They did not occupy the whole house and the upstairs flat remained separately tenanted, although at some point the separate porch to the ground floor flat was removed. In 1987, the Barrs commissioned architects David Taylor and Associates, of Palmerston North, to build a major addition to the south end of the house. Constructed by Mudge Builders, this single storey addition, which replaced an original lean-to, contained a living room, bedroom, shower and toilet, as well as a gallery, and nearly doubled the footprint of the house.<sup>8</sup> During their time in the house, the Barrs, who had already been collecting and displaying their purchases for some decades, became nationally known as one of the most important private collectors of contemporary art in New Zealand.

## 1.2 Timeline of modifications

1909	House built
1932	Tool shed and bike shed erected
1940	House subdivided into two flats. Staircase and hall on the ground floor sealed off (to allow access to and from the flat above), new door openings formed to open up ground floor spaces and a new entrance porch built on the north side of the house. New bathroom built at the lean-to east end of the house, previously occupied by the wash house and coal storage. New kitchen installed in what had been the north-east bedroom, first floor
n.d.	Second porch removed from house and bay window reinstated
1987	Single storey addition made to rear of house (replacing original lean-to), with living room, bedroom, shower, toilet and gallery
1999	Deck added to the north side of the house on top of bay window
2006	Internal alterations; garage built on street
2016	Bathroom / laundry reconfigured by removal of walls and creation of new laundry and a dining area
n.d.	Rock sculpture erected on north-west of house

## 1.3 Ownership history

1910-1912	Eliza Redward
1912-1929	Ernest Redward
1929-1948	Bessie Redward
1948-1951	Commercial Bank of Australia
1951-1952	Percival Allen
1952-1967	Robert Bain

## 1.4 Occupation history

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<sup>7</sup> *New Zealand Post Office Directory, 1951-1979*

<sup>8</sup> D6835; 71 Brougham Street, dwelling additions and alterations – 1987, WCA

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1910-1912	Eliza Redward
1912-1929	Ernest and Bessie Redward and family
1929-1940	Bessie Redward
1940-1951	Bessie Redward (with Brian Sullivan, Joseph Barns 71a)
1951-1962	Mary McGuinness, Joseph Barns (71a)
1922-1967	Robert Bain (with John Saker, David Day 71a)

## 1.5 Architect

Guido Schwartz, architect [see [www.wellingtoncityheritage.org.nz/architects/guido-schwartz](http://www.wellingtoncityheritage.org.nz/architects/guido-schwartz)]

Humphries Brothers, builder

## 2.0 Physical description

### 2.1 Architecture

This is an Edwardian villa, asymmetrical but relatively formal. It is rectangular in form with a major addition to the rear. The roof is hipped with the exception of the gable at the front of the house. The addition has a reversed L-shaped roof with a gable on the north side. It forms a courtyard with the rear of the old house. There is a brick party wall along the south side of the house. This was extended with the addition of a concrete wall when the additions were made to the house in 1987.

The external cladding on the old house is rusticated weatherboards and the roof is corrugated iron. The windows are mostly double-hung sashes. The visible elevations are notable for the ground floor square bay windows – on both elevations. On the narrow street elevation, the recessed entrance porch is positioned between the bay and the south wall. On the upper storey is a nod to English Domestic revival architecture with half timbering in the gable end and the curved timbers extending from the gable to the bottom of the frame surrounding the pair of sash windows. Oddly, the bay window is offset on the gable end and not directly beneath the pair of windows. The north elevation is dominated by the deck (1999) built on top of the bay window. French doors give access to this deck.

The rear addition is single-storey with a corrugated iron roof. The cladding is rusticated weatherboards. The windows and doors have aluminium frames and some are sliding. There is a garage on the front elevation, north end. The house also has a rock sculpture on the north side.

### 2.2 Materials

Timber – framing, joinery, internal cladding (part), external cladding

Concrete – foundations, south wall

Corrugated iron – roofs

Aluminium – window joinery (1987 extension)

### 2.3 Setting

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The house sits high off the street and at two storeys it is a prominent structure, but maturing trees obscure it (and adjacent houses) from the road. The property is long and narrow and the house footprint considerable, so the only open space is on the north side of the property and in the courtyard between the old and new parts. By contrast, the aspect of the property at the rear is relatively open, with views over the backyards of Pirie Street houses.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This is an attractive and highly competent design by an architect accomplished in domestic design. It is entirely typical of its period, externally and internally, with the exception of the intriguing use of brick wall along the south side of the house.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The house is part of a group of houses on both sides of the street that give this part of Mt Victoria its particular character. No.70 is one of the larger houses on the east side and it plays its part in an almost unbroken line of houses from the Victorian and Edwardian period.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

No.70 is part of a continuous row of 12 timber, two-storey houses on the east side of Brougham Street. This group, dating from the 1870s to the 1910s, presents a fine cross section of Mt Victoria's early housing and gives real character to the middle part of Brougham Street. They sit well with a number of the houses on the less intact west side of the street.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

This house is significant for its association with Ernest Redward, Crown Solicitor and Compiler of Statutes, who acquired the house from his mother Eliza Redward, the first owner. Jim and Mary Barr, who made the most consequential change to the house with the 1987 rear addition, are regarded as among the most influential individuals in the recent history of New Zealand art for their curation and ownership of art and advocacy for artists.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

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**Educational:** Does the item have educational value for what it can demonstrate about aspects of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

Building a party wall on a house that would appear to have never had any prospect of it being matched on the other side, is a rare but not unique occurrence in Wellington.

**Representative:** Is the item a good example of the class it represents?

This house is a fine example of a late Victorian villa, retaining most of its usual external features in an unusually authentic fashion.

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

With the exception of the deck over the north bay window, the visible elevations (and south wall) are largely authentic from the time of the house's construction.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local or national? The connection with the highly influential art patrons and advocates Jim and Mary Barr gives this house significant historic value.



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#### 4.0 References

Births, Deaths and Marriages, on-line <http://bdmhistoricalrecords.dia.govt.nz/>

CT WN177/151, Land Information New Zealand (LINZ)

*Evening Post*, 15 May 1929, p.11

*New Zealand Post Office Directory*, 1902-1979

*Wellington City Archives*

8476; 71 Brougham Street, dwelling - 21 Sep 1909

B20707; 71 Brougham Street, convert to flats - 12 Jul 1940, WCA

D6835; 71 Brougham Street, dwelling additions and alterations – 1987, WCA

00078:4116:237609, 71 Brougham Street, Internal reconfiguration of existing bathroom laundry area, 2011

## Houses (semi-detached)

77-79 Brougham Street



Photo: Michael Kelly

### Summary of heritage significance

This pair of semi-detached houses are a somewhat unusual landmark in Mt Victoria, large two to three-storey dwellings right on the street commanding one of the suburb's most important corners. Of the two, no.79 is the more authentic but no.77 tells the story of its changes in a very obvious way. One of the most interesting features is the brick retaining wall on Brougham and Pirie Streets. On the Brougham Street part of the wall is the single entrance to both houses, although it is only used by no.79 today.

District plan:	N/A
Legal description:	Lot 1 DP 7301; Lot 2 DP 7301
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	N/A
Other names:	N/A
Key physical dates:	1903 House built
	1925 Window and balcony built on first floor, north-west corner
	77 1920s Square bay built on north elevation, east of porch
	n.d. Verandah infilled Original external access discontinued and new

- external stair built on north side of house
- 2009 Retaining wall replaced at rear of house, basement converted into living space. New deck built on second floor
- 1965 House divided into three flats. Internal stairs partitioned off, a laundry added to the ground floor and a fire escape and external stairs built. New external doors built.
- 79
- 1984 House repiled

Architect / Builder: Farr and Bennie  
 Former uses: Dwelling, flats  
 Current uses: Flats  
 Earthquake prone status: Not known

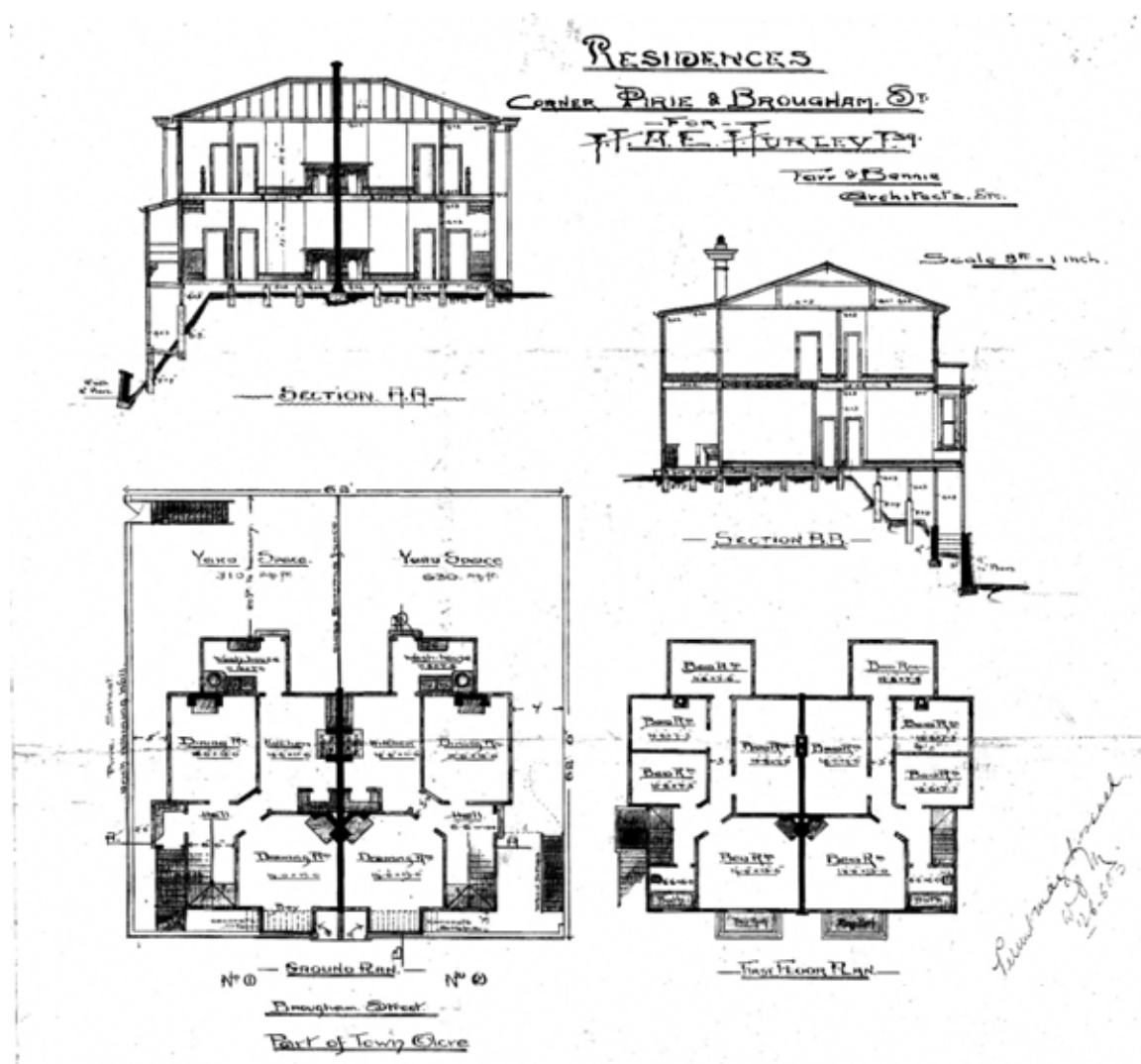
Extent:



## 1.0 Outline History

### 1.1 History

These semi-detached houses were built in 1903 for Henry A. E. Hurley and designed by Farr and Bennie (Everard Farr and James Bennie),<sup>1</sup> whose short-lived partnership produced a number of houses in Wellington. The builder is not known. The new houses replaced a single-storey villa that straddled the section behind and had stood for about 20 years. The original plans revealed that the new houses were two-storey with almost no basement. Most of the houses sat on a platform some distance above the street, a legacy of a lowering and widening of Pirie Street that was completed about 1882 and included a battered slope from the street up to the previous house. A brick retaining wall (2.5 metres at its tallest) was built at street level partly on this slope.



Farr and Bennie's plan for the houses, 1903. Note the platform and the slope the houses sat on. (5488, Wellington City Archives)

Henry Hurley (1858-1928) was an employee of the Bank of New South Wales and moved frequently for his employer. His longest tenure was in Hastings; he did not live in Wellington for any great length of time. He arrived back in Wellington in 1899 and

<sup>1</sup> 5488; Corner Brougham Street and Pirie Street [77, 79 Brougham Street], semi-detached dwellings - 27 Jun 1903, Wellington City Archives (WCA)

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had gone again by the time his house was being built. Hurley, a very keen cricketer and tennis player, set up the Brougham Hill Tennis Club, largely single-handedly,<sup>2</sup> before he was sent to Hastings to become the branch manager there in 1901.<sup>3</sup> He married Martha Ferguson in 1886 and they had four children. The couple remained in Hastings after his retirement in 1914, but in 1919 he and his wife returned to Wellington and settled in Island Bay.<sup>4</sup> They then moved back to their property at 77 Brougham Street in 1922.<sup>5</sup> Martha Hurley died in 1924 and in 1926 Henry Hurley sold the property to Albert Wilkins of Blenheim, presumably as an investment. Hurley moved to Wadestown and died in 1928.

During his time in the house, Hurley hired builder R. Murray to design and build a balcony that straddled the corner of Pirie and Brougham Streets.<sup>6</sup> Later infilled (date unknown), it was the first in a series of changes to no.77 (not all of them recorded) that transformed its appearance.

After it was built, no.77 was occupied by Alfred Guy, an employee of the Wellington Dairy Co., his wife Lily and their eight children. They lived there until he bought 67 Brougham Street in 1915. He was followed by Ellen Cox and then William Rigby, a storeman, before the Hurleys took back the house. When Henry Hurley left, a Mrs J Butcher and then James Westrupp, a seaman, took over the residence. By 1932, Mrs M Tarrant was running a boarding house. This does not seem to have lasted long and by 1936 the occupant was Mrs J. Gilroy who was running some sort of boarding arrangement; there were advertisements during this period for rooms and individual flats (furnished and unfurnished). Mrs Gilroy left in 1940 and by 1942, Geoffrey Borthwick, who had been living in no.79, had moved to 77. In the mid-1940s, Stephen Hughes, a worker at the patent slip, took up occupancy.<sup>7</sup>

An early occupant of no.79 was Florence Fletcher. In January 1913, the house was described as unoccupied.<sup>8</sup> John Stevenson, a brewer, who was listed as an occupant of the house by 1915, remained at the address, together with his family, until the mid-1920s. The Stevensons were replaced by Francis Eriksen, a linotypist. The house was not listed in street directories for a long period thereafter. By 1940, the house was occupied by Geoffrey Borthwick, a shipwright, and in 1942, Stanley Fawcett. He was replaced by Stan Drury and then Joseph Sceats. By 1951, May Towers, a pastry cook, was the listed occupant.<sup>9</sup>

The houses had remained on one title with one owner until 1952, when Albert Wilkins subdivided the property. No.77 was bought by Lucie Pirie, a widow, in 1952. No.79 was sold by Wilkins to May Croskery in 1953.<sup>10</sup>

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<sup>2</sup> *New Zealand Times*, 30 December 1899, p.5

<sup>3</sup> *Star*, 3 March 1901, p.3

<sup>4</sup> *Evening Post*, 25 February 1919, p.8

<sup>5</sup> *Evening Post*, 20 September 1922, p.7

<sup>6</sup> A4105; 77/79 Brougham Street, additions - 11 Mar 1925, WCA

<sup>7</sup> *New Zealand Post Office Directory*, 1902-1951

<sup>8</sup> *Evening Post*, 17 January 1913, p.6

<sup>9</sup> *New Zealand Post Office Directory*, 1902-1951

<sup>10</sup> CT WN156/288, LINZ

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Lucie Pirie sold the house to her daughter Ivy in 1956. She kept the property for the next 30 years. The first tenant after the Pirie family took ownership was Ina Perry, but a Mrs (sic) Pirie is listed from the late 1950s, which suggests that Ivy Pirie was by then in residence.

In 2009, major work was undertaken. A retaining wall was replaced, the basement was turned into a habitable space and then made accessible to the lower level flat. A new deck was built on the corner of the second floor. The laundry was moved from the basement to the second floor.<sup>11</sup>

No.79 was owned and occupied by May Croskery until 1964, when she sold the house to Anne O'Brien. (Croskery's name kept appearing in street directories until the late 1960s.) William Heeney, a grocer, bought the house the following year. He did not live there and instead converted the house into separate flats (one on each floor) with the internal stairs partitioned off, a laundry added to the ground floor and a fire escape and external stairs built.<sup>12</sup>

In 1983, actor Roy Billing (b.1949), who later became a well known face on Australasian television screens, bought the house with Suzanne Billing (relationship unknown).

## 1.2 Timeline of modifications

No.77

1903	House built
1925	Window and balcony built on first floor, north-west corner
1920s	Square bay built on north elevation, east of porch
n.d.	Verandah infilled
	Original external access discontinued and new external stair built on north side of house
1964	House part repiled
2009	Retaining wall replaced at rear of house, basement converted into a habitable space and aligned to the existing lower level flat. New deck built on second floor. Laundry relocated to second floor.

No.79

1965	House divided into three flats. Internal stairs partitioned off, a laundry added to the ground floor and a fire escape and external stairs built. New external doors built.
1984	House repiled

## 1.3 Ownership history

77 Brougham Street

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<sup>11</sup> 00078:3546:198340; 77 Brougham Street, replace retaining wall, convert existing basement to a habitable space aligned to lower level flat. New deck to upper level, relocate laundry to upper level, 2009

<sup>12</sup> C17649; 79 Brougham Street, convert to flats - 11 Aug 1965, WCA

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1903-1926	Henry Hurley
1926-1952	Albert Wilkins
1952-1956	Lucie Pirie
1956-1986	Ivy Pirie

79 Brougham Street

1903-1926	Henry Hurley
1926-1952	Albert Wilkins
1953-1964	May Croskery
1964-1965	Ivy Pirie
1965-1983	Colin Hough
1983-1984	Roy Billing; Suzanne Billing

#### 1.4 Occupation history

77 Brougham Street

1903-1915	Alfred Guy, Lily Guy and family
1915-1922	Ellen Cox (1915); William Rigby (1920)
1922-1924	Henry and Martha Hurley
1924-1926	Henry Hurley
1926-1932	Mrs J Butcher (1927); James Westrupp (1929)
1932-1936	Mrs M Tarrant (boarding house)
1936-1940	Mrs J Gilroy (boarding house)
1940-1952	Geoffrey Borthwick (1942); Stephen Hughes (1946-51)
1952-1956	Ina Perry
1956-1986	Ivy Pirie

79 Brougham Street

1903-1910	Florence Fletcher
1915-c.1925	John Stevenson
c.1925-	Francis Eriksen
1940-1953	Geoffrey Borthwick (1940); Stanley Fawcett (1942); Stan Drury; Joseph Sceats, May Towers (1951)
1953-1964	May Croskery

#### 1.5 Architect

Farr and Bennie [see [www.wellingtoncityheritage.org.nz/architects/farr-and-bennie](http://www.wellingtoncityheritage.org.nz/architects/farr-and-bennie)]

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## 2.0 Physical description

### 2.1 Architecture

These semi-detached houses are three storeys high, including the basement on no.77, and built hard on the street. A purpose-built brick retaining wall (a gravity wall) sits directly beneath the house on the edge of the footpath. Plans indicate that it has a substantial footing and is wider at the bottom than the top.

The very different histories of the houses are evident in their external appearance, with relatively little change to no.79, but many alterations to no.77. In general – on both houses – the external cladding is rusticated weatherboards, the roofs are corrugated iron and the windows are mostly double hung sashes, with casements and fanlights on the infilled verandah and another bay on the north elevation of no. 77.

Although the houses have never been symmetrical, their footprints are still largely proportioned. They are rectangular, with small wings extending off the rear and side elevations. The roof form is hipped and the party wall rises to follow the roof profile. There are paired brackets on all the roof and bay eaves.

Originally, the houses had a common entrance (a gap in the brick retaining wall) from Brougham Street that led under a bay to stairs to the external door. On the north elevation this door was inside a porch, but on the south elevation the plans show there was no equivalent – just a door. The bays were square and above them were small balconies, with solid panelled balustrades, as there still are. This arrangement is all still extant on no.79. On no.77, perhaps partly because it was on a corner and the opportunity was there to take advantage of the extensive views and sun, the changes are much more extensive.

No.77 has been extended on the basement level on both the north and west elevations and now abuts the bay. Above that is an infilled verandah (1925) alongside a 1920s window installed at the same time and above that a balcony with a lined balustrade. Behind the verandah is the entrance porch but the external stairs now run in the opposite direction. Above these is a 1920s square bay window. At the rear a stair leads to a courtyard atop a retaining wall capped by a timber fence.

On no.79 there are separate entrances to the flats on the south elevation, with a lean-to shelter over them. There is a fire escape on the upper floor. The courtyard at the rear is dominated by mature trees.

### 2.2 Materials

Brick – retaining wall, part wall, chimneys

Timber – external lining, internal lining (part), framing, joinery

Concrete – foundations, rear retaining walls (77)

Corrugated iron - roofs

### 2.3 Setting



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The houses occupy two sections on the corner of Pirie and Brougham Streets. It is one of the most prominent corners in the suburb and the size of the houses and their location right on the street makes them conspicuous landmarks. The houses take up a large proportion of their sections, with the only meaningful open space at the rear. The houses don't really have an obvious physical connection with the houses around them, being quite different in form and orientation to anything in the vicinity.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

These houses, particularly the relatively unchanged no.79, show the way the architects resolved the difficulties of maximising a relatively small building platform in order to build such large semi-detached houses. The use of the brick retaining wall was a significant help, aided by the inventive and appealing device of providing an entrance through the wall to both houses.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

Despite the changes to no.77, these houses are still major Mt Victoria landmarks – for their scale, proximity to the street and their unusual form.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

The construction of this house was at the expense of an existing house that had been on-site for about two decades. So this can be seen as an example of how the demand for inner-suburban living in the early 1900s (this was just before the arrival of the tram opened up new suburbs further afield) was even leading to the demolition of existing houses to build bigger dwellings.

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

There is some technical interest in the use of the brick wall as a gravity retaining wall.

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**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

The houses have some rarity value as large semi-detached dwellings, for their construction right up to the street boundary and for the treatment of the Brougham Street entry.

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

No.79 can be regarded as, externally, a house of relatively high integrity from the period of its construction. That integrity becomes clearer when compared to its companion house.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local? These houses show ingenuity in the use of a small site, have significant presence on an important corner in Mt Victoria, and have had a long and varied history as private dwellings, boarding houses or flats.

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## 4.0 References

CT WN156/288, WN596/132, CT WN596/133, Land Information New Zealand

### *Newspapers*

*Evening Post*, 17 January 1913, 20 September 1922, 25 February 1919

*New Zealand Times*, 30 December 1899

*Star*, 3 March 1901

*New Zealand Post Office Directory*, 1902-1979

### *Wellington City Archives*

5488; Corner Brougham Street and Pirie Street [77, 79 Brougham Street], semi-detached dwellings - 27 Jun 1903

A4105; 77/79 Brougham Street, additions - 11 Mar 1925

C17649; 79 Brougham Street, convert to flats - 11 Aug 1965

C64377; 79 Brougham St, repile - 15-Feb-84 to 2-May-84

00078:3546:198340; 77 Brougham Street, replace retaining wall, convert existing basement to a habitable space aligned to lower level flat. New deck to upper level, relocate laundry to upper level, 2009

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## House

87 Brougham Street



Photo: Michael Kelly, 2017

### Summary of heritage significance

This picturesque late-Victorian villa, highlighted by its corner turret, adds much to the Brougham Street townscape despite only being partly visible from the street. Part of a row of six houses that sit above the street it also adds character to the end of Tutchon Avenue, which abuts it at the rear. The nexus of Brougham Street and Tutchon Avenue is a particularly appealing corner of Mt Victoria.

District plan:	N/A
Legal description:	Pt Lots 2 & 3, DP 374
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
Key physical dates:	1892 House built
	By 1910 Front of house rebuilt with a gable and a bay, a turret added to south-west corner of the house and bay windows built on south elevation
	1927 Garage added
	1936 Second garage added
	1937 Lounge extended (on front elevation)

1979	House repiled
n.d.	1937 extension (and other changes) removed from front of house
2005	Lean-to at rear removed and bathroom and porch replaced by bedroom and studio. Internal walls and chimney removed from between rooms at the front (west end) of the house. Balcony built in place of deck at front.

Architect / Builder: James Wilson, builder (may have also been the designer)  
 Former uses: Dwelling  
 Current uses: Dwelling  
 Earthquake prone status: Not known

Extent:

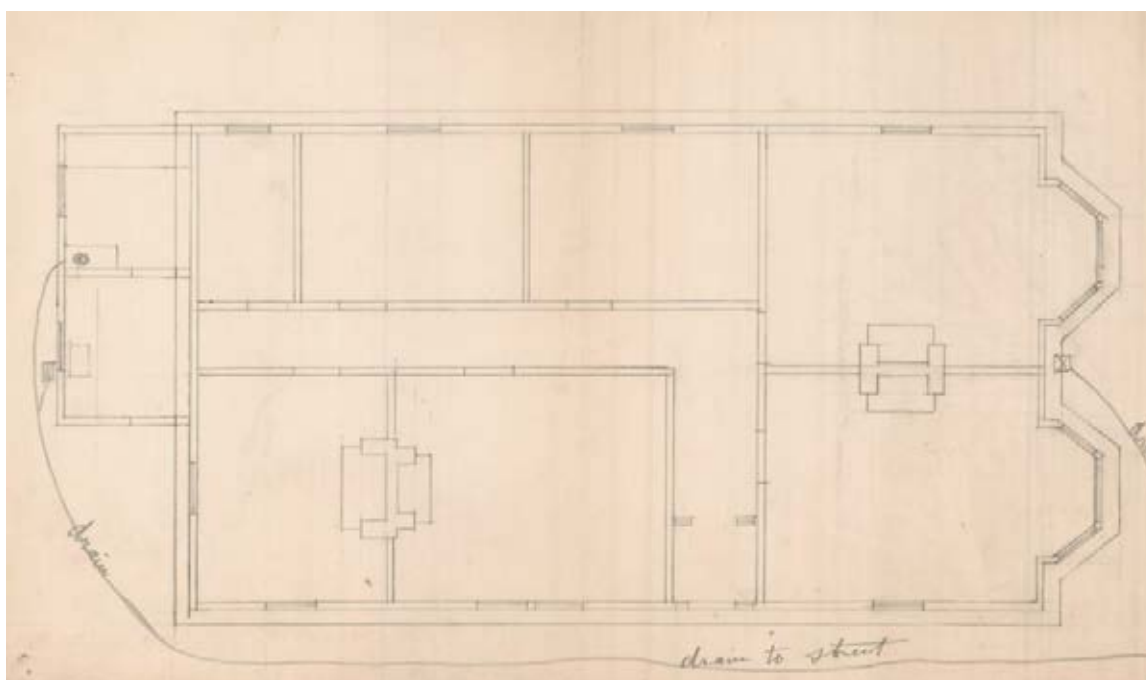


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## 1.0 Outline History

### 1.1 History

The story of the building of the house at 87 Brougham Street began with Peter and Sarah Tutchen, then aged 40 and 39, who arrived on the *Arab* in October 1841, together with their six children. Their early movements are not known but by 1849 they were farming in Happy Valley.<sup>1</sup> About 1853 the family moved to Brougham Street where they established a small dairy farm for town supply. Peter Tutchen died in 1861 and his widow took over ownership of the farm, which was run by her offspring. Rate books, which began in 1863, show the family owning Town Acres 322, 324, 330 and 331, and occupying 323. In 1868, the family bought 323, and in 1869 began occupying 329. Some of these were held in the name of the offspring of Peter and Sarah Tutchen – Josiah, Samuel and, principally, Simon.<sup>2</sup>



Original plan of 87 Brougham St. (57; Brougham Street [87 Brougham Street], dwelling - 09 Apr 1892, WCA)

By the early 1870s, Simon Tutchen was paying rates on Town Acre 323, later occupied by 87 Brougham Street, but he died in 1872. The land (along with Town Acres 321, 324 and 330) was transferred to his executors, his wife Janet (better known as Jessie) Tutchen and her brother John Waters (who married Eleanor Tutchen, sister of Simon Tutchen). A certificate of title was issued for the land in 1874.<sup>3</sup>

In 1878, Waters and Tutchen leased 323 to farmer Thomas Ladd and began selling sections on other town acres they owned. In 1880, Jessie Tutchen was back in occupation of 323. In 1882, the year that Sarah Tutchen died, the sale of a significant chunk of the Tutchen Estate was announced and this included Town Acre 323.<sup>4</sup> Sections of 323 were

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<sup>1</sup> *New Zealand Spectator and Cooks Strait Guardian*, 25 August 1849, p.2

<sup>2</sup> See rate books for Cook Ward, 1863-1892, Wellington City Archives (WCA)

<sup>3</sup> CT WN4/57, Land Information New Zealand (LINZ)

<sup>4</sup> *Evening Post*, 12 July 1882, p.3

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sold slowly over the next decade or so. In 1885, Jessie Tutchen bought out her brother.<sup>5</sup> By 1892, five houses had been built on the town acre.

The key to the use of the land was firstly the construction of Tutchen Street (now Porritt Avenue) along the rear of Town Acres 323 and 324 in the late 1880s and then a short street (Tutchen Avenue) into 323 soon after. This gave level access to the rear of two of the properties fronting Brougham Street (85 and 87), which were elevated above the street. It also allowed the construction of a series of workers' dwellings on both sides of this street.

No.87 Brougham Street was built in 1892 for Jessie Tutchen, who had retained the section. It was an investment property; she almost certainly never lived there. The builder was James Wilson of Cambridge Terrace.<sup>6</sup> The original plan (presumably drawn by the builder) shows a standard villa of the period, far removed from the present dwelling.<sup>7</sup> However, there are no surviving records of the most significant changes to the house – the construction of bay windows on the south elevation, the asymmetrical reconstruction of the front of the house with a gable and a bay and the building of a turret on the south-west corner of the house. An image from 1910 that shows the alterations in place puts the date of changes at some point between 1900, or more likely 1903, and 1910.<sup>8</sup>

The first recorded occupants would appear to have been James Moran, a surveyor, his wife Mary Ann and at least one adult son, Patrick. James Moran died in 1898 but his wife and son lived on at the property until 1902. When Jessie Tutchen died in 1902, her estate, including various houses or combined shops and houses, was put up for auction. No.87, described as a 'seven-roomed residence in Brougham Street, having a frontage of 38ft 4in by a depth of 138 ft together with, a back entrance from Tutchen Avenue, was knocked down to Mr. J. B. Teasdale at £1070'.<sup>9</sup> So it seems almost certain that Teasdale made the above-mentioned changes. Just to add a slight complication to this narrative, the property at 87 Brougham Street was briefly owned by Nathaniel and Archibald Sutherland, Whanganui sheep farmers, who acquired the probate of Jessie Tutchen's will in February 1903 and retained it for three months before the sale to Teasdale in April that year.<sup>10</sup>

Teasdale remained the owner and occupier of the house until 1913, when he sold it to Albert Piper, a railway traffic superintendent. In 1920, Piper sold it to Mary Dennis, a widow, who built garages in 1927 and 1936. In 1937, she built a short extension to the lounge on the front elevation.<sup>11</sup> The plans and photographs from the period<sup>12</sup> seem to indicate that the verandah was infilled at this time. Dennis lived in the house until 1943,

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<sup>5</sup> CT WN14/52, LINZ

<sup>6</sup> 00053:5:57 Brougham Street [87 Brougham Street], dwelling - 09 Apr 1892, WCA

<sup>7</sup> Ibid.

<sup>8</sup> The update to the Ward Map (00514\_07\_03 [62], WCA), dated 1900, shows the house as it was built. The image from 1910 (½-057988-F, c1910, Alexander Turnbull Library) shows the house as it largely appears today.

<sup>9</sup> *Evening Post*, 26 March 1903, p.4

<sup>10</sup> See CT WN14/52 and WN124-41, LINZ

<sup>11</sup> B17231; 87 Brougham Street, additions - 09 Nov 1937, WCA

<sup>12</sup> See image F-059957-½, Alexander Turnbull Library (dated c.1928)



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when she sold it to Violette Foote. At that point, there was an adjustment of the north boundary of the property to allow 89 Brougham Street access to Tutchén Avenue and a new CT issued.<sup>13</sup> Foote ran a boarding house for most of the next 30 or more years, adding a toilet and a shower in 1972.<sup>14</sup> No occupants of the boarding house are known.

## 1.2 Timeline of modifications

1892	House built
By 1910	Front of house rebuilt with a gable and a bay, a turret added to south-west corner of the house and bay windows built on south elevation
1927	Garage added
1936	Second garage added
1937	Lounge extended (on front elevation)
1972	Toilet and shower installed
1979	House repiled
n.d.	1937 extension (and other changes) removed from front of house
2005	Lean-to at rear removed and bathroom and porch replaced by bedroom and studio. Roof extended to cover the changes. Internal walls and chimney removed from between rooms at the front (west end) of the house. Balcony built in place of deck at front

## 1.3 Ownership history

1892-1902	Jessie Tutchén
1903	Nathaniel and Archibald Sutherland
1903-1913	John Teasdale
1913-1920	Albert Piper
1920-1943	Mary Dennis
1943-1978	Violette Foote

## 1.4 Occupation history

1892-1898	James and Mary Ann Moran, Patrick Moran
1898-1902	Mary Ann Moran, Patrick Moran
1902-1913	John Teasdale
1913-1920	Albert Piper
1920-1943	Mary Dennis
1943-1978	Violette Foote (boarding house)

## 1.5 Architect

Not known, possibly James Wilson, builder.

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<sup>13</sup> Summary of ownership changes from CT WN124-41, LINZ

<sup>14</sup> C34786; 87 Brougham Street, dwelling additions - toilet, shower etc - 14 Feb 1972, WCA

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## **2.0 Physical description**

### **2.1 Architecture**

This single-storey villa occupies a level platform above Brougham Street. It owes its decorative appearance in part to the changes made to the house early in its history. The core is the original 1892 house, rectangular in plan, with the embellishments added the following decade. Later additions to the front elevation appear to have been removed.

The house has timber weatherboards – rusticated – with a broad hipped roof, clad in corrugated iron. The windows are predominantly double-hung sashes. On the front elevation they are topped with fanlights (Art Nouveau-style decoration). At the rear, French doors open out on to a courtyard. The main entrance is on the north side of the house.

The front elevation has a gable (north side, with a scalloped infill), verandah, a secondary entrance and a turret over the south-west corner bay. Decorative brackets support the roof beneath the turret. There are finials on the peak of the gable and turret. There are two more bay windows (side by side) on the south elevation, capped by peaked roofs. The most recent plan divided the house up in this fashion: lounge and dining room at the front of the house, kitchen behind the lounge and four bedrooms, a bathroom and a studio to the rear.

There is a double garage at street level and a landscaped garden on the slope up to the house.

### **2.2 Materials**

Timber – framing, external cladding, joinery, lining to verandah soffit

Concrete - foundations

Corrugated iron - roof

### **2.3 Setting**

The house occupies an elevated site above Brougham Street and at the end of Tutchen Avenue. The house is difficult to see from the road; just its most prominent features at the front are visible. However, this also means it enjoys broad views over Te Aro. The house is attractively landscaped between the house and the garages.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This is an attractive late Victorian villa in an interesting location that makes full use of its site. Of particular interest are the decorative embellishments that lift the house from a standard villa of its time to something a little more special. This is one of those unusual houses that has benefited from later additions in creating something more valuable.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The two sections at the conclusion of Tutchen Avenue that also have frontages on Brougham Street show how the organic evolution of the suburb away from the main roads has created character-filled streetscapes. The provision of access from the rear of the section has created an arrangement that may be unique in the suburb.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

No.87 is one of six houses in a row occupying elevated sites above Brougham Street. All are late Victorian villas of distinction that add much to the character of the area.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house was built for Jessie Tutchen, who was part of one of the suburb's most important early settlers. The Tutchen family made former farmland available for the intensification of Mt Victoria at a time when pressure was mounting on the city's inner suburbs to house more people.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The land associated with this house was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

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**Educational:** Does the item have educational value for what it can demonstrate about aspects of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

**Representative:** Is the item a good example of the class it represents?

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

Although there is some uncertainty about the extent of changes to the front elevation of the house, the house has authenticity because of the significant fabric remaining from both the original house and the additions in the early 1900s that gave the house its present character.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local.

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## 4.0 References

Habitation Indexes, 1990-2015

Image F-057988- ½ c1910, F-059957-½ 1928, Alexander Turnbull Library

*Land Information New Zealand*

Certificates of Title WN4/57, WN14/52, WN124-41, WN499-208

*Newspapers*

*Evening Post*, 12 July 1882, 26 March 1903

*New Zealand Spectator and Cooks Strait Guardian*, 25 August 1849

*Wellington City Archives*

00053:5:57 Brougham Street [87 Brougham Street], dwelling - 09 Apr 1892, WCA

00078:2431:130744, 87 Brougham Street, dwelling additions and alterations - 2005, WCA  
B17231; 87 Brougham Street, additions - 09 Nov 1937, WCA

C34786; 87 Brougham Street, dwelling additions - toilet, shower etc - 14 Feb 1972, WCA

Ward Map (00514\_07\_03 [62], WCA), 1900

Wellington City Council Rate Books, Cook Ward, 1863-1892

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## House

89 Brougham Street



Photo: Michael Kelly, 2017

### Summary of heritage significance

This is a house of considerable distinction, both for its history and architecture. An elegant late Victorian design by Francis Penty, it adds presence and visual interest to Brougham Street. It was built for John Cole Edwards, one of the proprietors of the *Cyclopedia of New Zealand*, the remarkable multi-volume publication chronicling New Zealand's government and mercantile leaders around the turn of the 20<sup>th</sup> century. John Randerson, another of the publication's drivers, took over the house from Edwards. In the late 20<sup>th</sup> century, the house was used as a backpacker's hostel, Beethoven House, which became one of the country's best known budget lodgings.

District Plan:	N/A
Legal Description:	Lot 1 DP 374, Pt. Lot 2 DP 374
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	Trewin; Beethoven House
Key physical dates:	1890 House built
	1985 Cottage built at rear of property

1982 Extension to single storey structure at rear to enlarge kitchen and create a laundry; changes to bathrooms.  
 1990 Verandah erected on front of house  
 1996 Double garage built  
 2012-13 Dwelling repiled, house restored and renovated as part of return to single dwelling

Architect / Builder: Francis Penty  
 Former uses: Dwelling, hostel  
 Current uses: Dwelling  
 Earthquake Prone Status: N/A

Extent:



## 1.0 Outline History

### 1.1 History

John Cole Edwards (1854-1931), printer, editor and politician, had this house designed and built for him in 1890. The architect was Francis Penty, who practiced in the late 19<sup>th</sup> and early 20<sup>th</sup> century and was a well known and well regarded practitioner. The contractor was J. Bronsdon.<sup>1</sup> Edwards' house was built on Town Acre 323, then in the possession of Jessie Tutchen, who began subdividing the property in 1882.



John Cole Edwards. (Mt Victoria Historical Society)

There was an existing three room house on the property, which was presumably removed.

Edwards' partners in the *Cyclopedia* were engraver and publisher Arthur McKee (of McKee and Gamble) and John Randerson (1846-1913), who was chairman and managing director. It initially grew out of Randerson's work on an almanac that was published by his company, the New Zealand Mutual Creditors' Association.<sup>3</sup> Randerson conceived a national directory of the country's businesses, industries and government agencies, and the individuals who managed them, with listings on a subscriber-basis only i.e. individuals and companies had to pay to have their entries included. The Cyclopedia Company Ltd. was

Edwards, who was probably most famous for his key role in the production of the remarkable six volume *Cyclopedia of New Zealand*, was born in Yorkshire in 1854 and came to New Zealand in 1862 with his family. His father was the schoolmaster at a non-conformist settlement north of Auckland and later at Wesley Grammar. Edwards moved to Wellington in the late 1870s and married Fanny Bradford of Ballarat, Victoria in 1879. She died just six years later while visiting family in Australia. There were no children.<sup>2</sup> Edwards founded his own business, the printing company Edwards, Russell and Co., and his success in business allowed him to employ Penty to design his house on the eastern side of Brougham Street. There



Cover of the *Cyclopedia*. (New Zealand Electronic Text Centre)

<sup>1</sup> 273; Brougham Street [89 Brougham Street], dwelling - 27 Jan 1893, Wellington City Archives (WCA)

<sup>2</sup> Cyclopedia Company Limited 1897, *The Cyclopedia of New Zealand* [Wellington Provincial District], Cyclopedia Company, Limited, Wellington pp.301-302

<sup>3</sup> *The Cyclopedia of New Zealand* [Wellington Provincial District], p.727



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formed in 1894 to plan the ambitious project, engage staff and undertake the work of compiling the written and pictorial content and the printing and binding of what grew from one large volume to six. The company's head office was in Wellington but it had branches in other centres. The last volume was published in 1908.<sup>4</sup> The Cyclopaedia was a capitalist venture that remains a landmark work and a major resource for historians.

Edwards lived at the property for only a short period. In 1895, he sold the house to his colleague John Randerson, who lived there after he moved to Wellington from Christchurch. The sale of the house may have been prompted by Edwards' impending move to Sydney, which, judging by newspaper reports of his activities in Wellington, took place about 1897. It



An early image of 89 Brougham Street.  
(Courtesy, Mt Victoria Historical Society)  
in 1913.

is likely that Edwards' role in the Cyclopaedia was remote thereafter. Later, in 1905, for reasons unclear, he and Randerson ended up in court in a dispute over money.<sup>5</sup> Once in Sydney, Edwards became editor of *The Review*, staying in the role for 32 years. He married again, in 1903 at the relatively advanced age of 49, to Janet Dunmore, and had three daughters.<sup>6</sup> He died in 1931.

Randerson, a prominent lay-Wesleyan and temperance advocate, was born and educated in Lancashire and arrived in New Zealand in 1870. He had an entrepreneurial spirit. After working in business for a short period, he farmed in the Waikato, before taking up a variety of professions – accountant, mining agent, sharebroker, land and estate agent, and auctioneer. In 1888, he founded the New Zealand Mutual Creditors' Association. After the Cyclopaedia was published, Randerson went on to found an advertising agency.<sup>7</sup> He died

Well over a decade earlier (in 1901), Randerson sold his house to Eliza Redward,<sup>8</sup> the widow of John Redward, formerly a government immigration agent in Wellington. She was clearly a wealthy widow; she later built a new house on Brougham Street (at 71). Redward rented no. 89 out, firstly to Mary Rogers and then to music teacher Muriel Vare.<sup>9</sup> The house may have already been put into two flats by then, as an advertisement in 1918 offered 'a large double-bed sitting room...to suit retired couple or friends'.<sup>10</sup> This also suggests that, thereafter, owners who lived in the house only occupied a part of it – perhaps one floor.

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<sup>4</sup> *Evening Post*, 30 May 1936, p.28

<sup>5</sup> *Evening Post*, 28 November 1904, p.4

<sup>6</sup> *The Richmond River Herald and Northern Districts Advertiser*, 14 August 1931, p.7

<sup>7</sup> *Evening Post*, 13 December 1913, p.7

<sup>8</sup> CT WN63/207, Land Information New Zealand (LINZ)

<sup>9</sup> New Zealand Post Office Directory

<sup>10</sup> *Evening Post*, 20 July 1918 p.8

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In 1919, Redward sold the house to Isabel Bellamy who quickly sold it, the following year, to Eliza Terris, wife of Andrew Terris. The Terris's occupied the house, at least in part, until it was sold in 1930 to Edith Tregurtha, wife of Edward Tregurtha, a retired teacher. He died in 1932 and in 1933 the house was purchased by Annie Nissenbaum, a widow.<sup>11</sup> An advertisement for a sale of furniture in 1934 revealed that at that time the house had a name – 'Trewin'.<sup>12</sup>

After Nissenbaum's death in 1938, the property was passed to two of her executors – Miriam Jacobson and Janie Bustin (a daughter). They owned the property for the next 25 years.<sup>13</sup> Neither of the women occupied the house and it was let to a series of tenants. Despite the fact it was divided into more than one flat, mostly only one or two occupants were listed in street directories. From these as well as newspapers, known tenants during this period included, chronologically, Ivon Christie, a salesman, Andrew Sandford, a mechanic, and John Boyle, a barman and Samuel Madsen, a carpenter, Michael Tiller, a clerk and Peter Byrne, a clerk.

In 1967, the house was sold to the Canterbury Property Company Ltd. The house was simply described as 'apartments' in street directories, suggesting that it was accommodating a number of tenants. A flurry of sales of the house in one day in 1974 saw it end up in the hands of Ruth and James Pike. It may have been during this period that the house was converted into a hostel. In 1979, the house was sold to musician Allen Goh and he retained it for the next 33 years, along the way (in 1995) transferring one half of the property to Bin Liong Goh, possibly his wife.<sup>14</sup>

Goh kept the hostel (then the Mt Victoria Youth Hostel) but renamed it Beethoven House, one of New Zealand's most famous, if eccentric, accommodation houses for travellers. There were 10 bedrooms and three bathrooms and a communal music room full of instruments. A cottage was built at the rear of the property in 1985 and it was also used for accommodation. Music was a constant theme, with loud classical music waking guests each morning. Although Beethoven House mainly provided backpackers' accommodation, many of the occupants were long-stay guests encouraged to stay by Goh and his staff.<sup>15</sup> Goh made two recorded changes to the house itself. The first of these was in 1982 with an extension to the single storey structure at the rear to enlarge the kitchen and provide a laundry, and some changes to bathrooms.<sup>16</sup> In 1990, Goh built a verandah to the front of the house but this was subsequently removed by the present owners. A double garage was added in 1996, with

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<sup>11</sup> CT WN63/207

<sup>12</sup> *Evening Post*, 24 April 1934, p.18

<sup>13</sup> CT WN494/81, LINZ

<sup>14</sup> CT WN494/81

<sup>15</sup> The hostel was a regular feature of on-line and hard copy travel guides and its quirky characteristics were often mentioned in such descriptions. See, for example, Beethoven House Hostel [www.hostelz.com/hostel/23315-Beethoven-House-Hostel](http://www.hostelz.com/hostel/23315-Beethoven-House-Hostel) [retrieved 21 December 2016]

<sup>16</sup> C59951; 89 Brougham Street, Upgrade hostel kitchen - 24 Aug 1982, WCA

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substantial changes made to the landscaping below the house.<sup>17</sup> A gate with the initials BH may have been added at this time.

The hostel closed about 2012 and the property was sold to the present owners, who embarked on a major restoration and refurbishment as part of returning the house to a single family dwelling. They repiled the house (with concrete foundations), removed the verandah, reinstated decorative mouldings and window frames on the front gables, replaced aluminium windows with double hung sash timber framed windows, replaced roofing iron with corrugated steel, and refurbished the interior.

## 1.2 Timeline of modifications (include original plans)

1890	House built
1985	Cottage built at rear of property
1982	Extension to single storey structure at rear to enlarge kitchen and create a laundry; changes to bathrooms.
n.d.	Some windows on front elevation replaced with aluminium joinery
1990	Verandah erected on front elevation of house
1996	Double garage added in 1996, along with alterations to landscaping below the house. (Front gate with initials BH may have been added at this time.)
2012-13	Dwelling replied, verandah removed, decoration reinstated on front gables, aluminium windows replaced with double hung sash timber framed windows, roofing iron replaced with corrugated steel, interior refurbished

## 1.3 Ownership history

1890-1895	John Cole Edwards
1895-1901	John Randerson
1901-1919	Eliza Redward
1919-1920	Isabel Bellamy
1920-1930	Eliza Terris
1930-1933	Edith Tregurtha
1933-1938	Annie Nissenbaum
1938-1967	Miriam Jacobson, Janie Bustin
1967-1974	Canterbury Property Co.
1974-1979	Ruth and James Pike
1979-1995	Allen Goh

## 1.4 Occupation history

1890-1895	John Cole Edwards
1895-1901	John Randerson
1901-1919	Mary Rogers, Muriel Vare
1919-1920	Florence Greig
1920-1930	Eliza and Andrew Terris

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<sup>17</sup> 23681, 89 Brougham Street, two double garages, 10 Oct 1996, WCA

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1930-1933	Edith and Edward Tregurtha
1933-1967	Ivon Christie, a salesman (1936); Andrew Sandford, a mechanic (1940-42); John Boyle, a barman (1946); Samuel Madsen, a carpenter (1950s); Michael Tiller, a clerk and Peter Byrne, a clerk (1962)
1967-1974	Apartments (occupants not known)
1974-1979	Peter McCallie, Mrs Mulholland (1977)
1979-2013	Allen Goh / hostel

## 1.5 Architect

Francis Penty (see [www.wellingtoncityheritage.org.nz/architects/francis-penty](http://www.wellingtoncityheritage.org.nz/architects/francis-penty))

## 2.0 Physical description

### 2.1 Architecture

This is a two-storey late Victorian villa, located on an elevated site above the road. Symmetrical about its street elevation, it has flanking wings separated by a narrow porch on the first floor and the entrance on the ground. There are more gables – one each – on the north and south facades. The remainder of the roof is hipped. A single storey extension – partly original – runs at right angles from the rear of the house. There is a modern cottage at the north-east corner of the property.

The house is clad in rusticated weatherboards and the roof is corrugated steel. The windows are predominantly double-hung sashes, many with arched heads. There is a projecting bay window in the north-east corner of the house. Originally the house was arranged in a typically Victorian fashion, with the formal areas (dining room, drawing room and breakfast room) along with the kitchen and wash house and coal store on the ground floor and bedrooms and bathroom upstairs. All this is arranged around a central staircase, and a hall (on the ground floor) and a landing on the first floor, which gives access to most spaces on both floors.

### 2.2 Materials

Timber – framing, external cladding, joinery, flooring and linings

Concrete – foundations (originally timber, presumably now concrete)

Brick – chimneys (unsure if still extant)

### 2.3 Setting

The house occupies an elevated and highly visible location alongside its near neighbours (85, 87 and 91 Brougham Street) all of which were constructed to take advantage of the superior views on offer. No.89 shares, with 87, access to Tutchin Avenue to the rear. The area is relatively built up, with houses in close quarters on three sides. The house itself has a relatively austere frontage, with a garage at street level and a series of timber retaining walls, and a stairs up to the house proper.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This house is a fine example of a Victorian villa that makes good use of its site. The house is interesting for the way it eschews a broad verandah in favour of a narrow porch, which has the effect of placing more attention on the ornate gables. The house is deceptively large, with generous spaces that befit the 'gentleman's residence' it once was.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

Together with its companion houses on either side, no. 89 gives distinction and character to the high point of Brougham Street, in the vicinity of the Pirie Street intersection. Brougham Street remains the most distinguished of Mt Victoria's streets, despite the changes that have taken place along it and houses like no. 89 help maintain the street's quality.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The collection of houses between 85-91 Brougham Street – similar in age, style and appearance – add much to the overall quality of the streetscape. More widely, many of the houses in general area (on both sides of the street) add much to the character of the street.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

John Cole Edwards' and John Randerson's ownership and occupation of this house means that two of the key players in the conception and delivery of the extraordinary *Cyclopedia of New Zealand* are intimately connected with it. In the case of Edwards, the formation of the Cyclopedia Company took place while he was living in the house, while publication of the first volumes took place during Randerson's occupation. That makes the first 10 years of the history of the house of great significance but its later use, for over 30 years, as a hostel may be just as important. Literally thousands of travellers, mostly from overseas, stayed at the hostel over its period of operation. Its reinvention as Beethoven House under Allen Goh made it arguably Wellington's best known budget accommodation.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

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The house's association – through its earliest owners – with the publication of the *Cyclopedia of New Zealand* is noteworthy. The 30 plus years the house spent as a hostel came at the time when tourism numbers to New Zealand grew dramatically. This rise in numbers gave impetus to the house's international fame.

**Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied in the late 19<sup>th</sup> century and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

The connection with Beethoven House is likely to remain strong to many people who visited the house during its time as a hostel. This connection will naturally diminish over time.

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

This house is a fine example of a late Victorian villa, with much of its interior and exterior fabric and its layout and general appearance still intact.

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

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Although the house has undergone changes and then work to reinstate lost features, enough original or early fabric survives to give the house significant authenticity.

***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

National. The association of this house with two of the principals of the Cyclopedia of New Zealand is a significant aspect of this house's history. This is enhanced by its long use as a hostel that achieved a certain amount of international recognition.

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#### 4.0 References

Beethoven House Hostel [www.hostelz.com/hostel/23315-Beethoven-House-Hostel](http://www.hostelz.com/hostel/23315-Beethoven-House-Hostel) [retrieved 21 December 2016]

Cyclopedia Company Limited 1897, *The Cyclopedia of New Zealand [Wellington Provincial District]*, Cyclopedia Company, Limited, Wellington

Land Information New Zealand  
CT WN494/81, CT WN63/207

##### *Newspapers*

*Evening Post*, 13 December 1913, 20 July 1918, 24 April 1934, 28 November 1904, 30 May 1936  
*The Richmond River Herald and Northern Districts Advertiser*, 14 August 1931

New Zealand Post Office Directory, 1890-1979

##### *Wellington City Archives*

273; Brougham Street [89 Brougham Street], dwelling - 27 Jan 1893  
C59951; 89 Brougham Street, Upgrade hostel kitchen - 24 Aug 1982, WCA  
23681, 89 Brougham Street, two double garages, 10 Oct 1996



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## House

91 Brougham Street



Photo: Michael Kelly

### Summary of heritage significance

This handsome dwelling, with its elevated location and authentic Victorian appearance, is a major feature of the Brougham Street streetscape. Built for William Barnard Rhodes estate manager Arthur Rowden, it is the work of Thomas Turnbull, one of Wellington's greatest architects. This is one of his many very fine domestic designs, highlighted by the elegant handling of the main elevation.

District plan:	N/A	
Legal description:	Lot 2 DP 9549	
Heritage Area:	N/A	
HPT Listed:	N/A	
Archaeological Site:	Pre-1900 dwelling	
Other names:	N/A	
	1896	House built
	1929	House converted into flats, one on either floor. Changes made to partitions, plumbing and electrics to incorporate new kitchens and bathrooms; square bay window on south elevation removed.
Key physical dates:		
	1937	Partition added to ground floor flat
	1982	House repiled
	n.d.	Changes made to reinstate house to single

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	dwelling
	1997 Double garage built
	2000 Bathroom refurbished
Architect / Builder:	Thomas Turnbull
Former uses:	Dwelling, flats
Current uses:	Dwelling
Earthquake prone status:	Not known

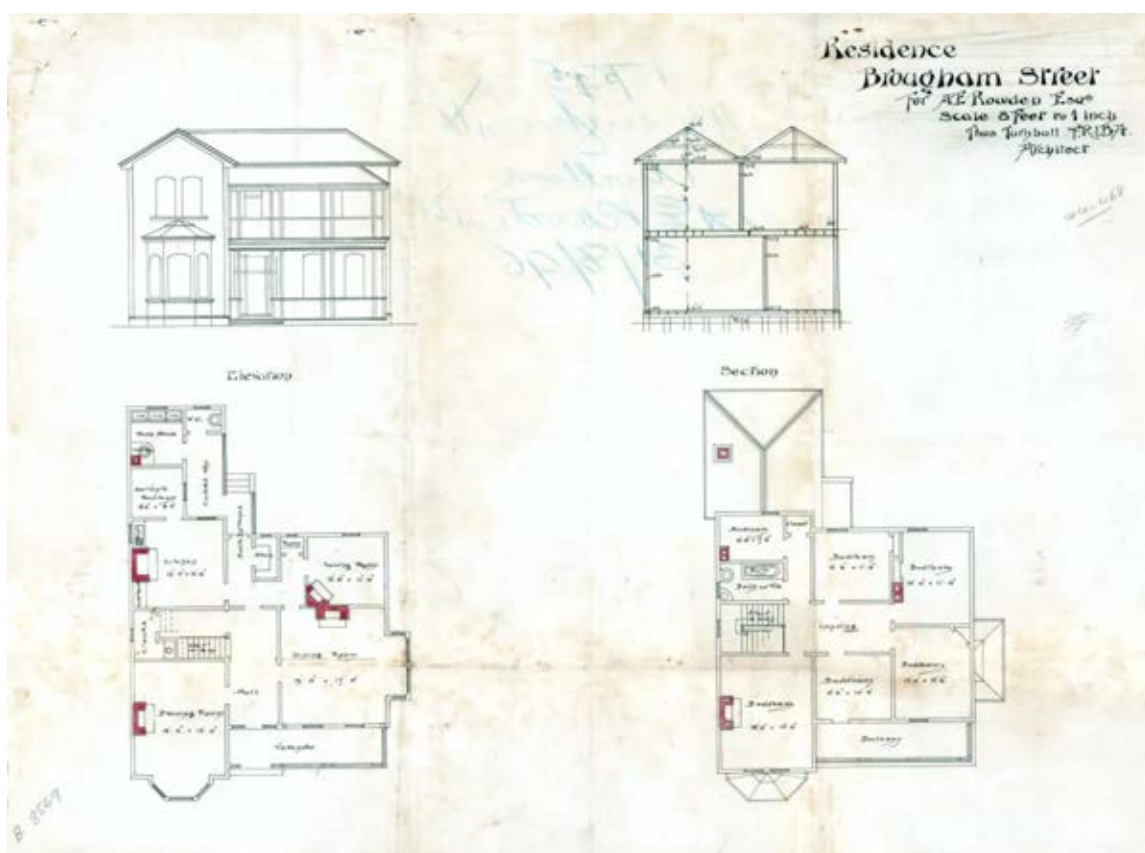
Extent:



## 1.0 Outline History

### 1.1 History

This house was built in 1896 or early 1897 for Arthur Edward Rowden (1837-1914). It occupies part of Town Acre 322, owned for consecutive periods by the Tutchen and Gray families, who owned multiple town acres in Mt Victoria. The property was purchased by Rowden in 1896<sup>1</sup> and a drainage connection undertaken that year. The house is assumed to have followed shortly after; Rowden was certainly in residence by 1898.<sup>2</sup> The famous Scottish-born architect Thomas Turnbull designed the house and a date on the rear of the plan is 31 August 1896. Turnbull's plans are, typically for the time, not elaborate, but they do show that the bay window was only intended to be built on the ground floor.<sup>3</sup> It was then extended to the first floor, presumably during construction.



Thomas Turnbull's design for Arthur Rowden's house. (00053:30: 1795, WCA)

Arthur Rowden was an accountant by trade and the manager of the William Barnard Rhodes estate on behalf of its trustees. Rhodes was an early Wellington settler, politician, highly successful businessman and an accumulator of large land holdings. He died in 1878, leaving an estate of some £3 million (a huge sum at the time). The trustees – Sarah Ann Rhodes (his widow), William Barton and John Duncan – hired Rowden to manage the estate soon after Rhodes' death. The majority of the estate was let to Rhodes' illegitimate daughter Mary Ann Moorhouse (nee Rhodes), with the balance (the

<sup>1</sup> CT WN79/61, Land Information New Zealand (LINZ)

<sup>2</sup> *Evening Post*, 29 November 1898 p.6

<sup>3</sup> 00053:30:1795; House [91] Brougham Street – 1896, Wellington City Archives (WCA)

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Highland Park Estate in Wadestown) held by his widow. Rowden used the estate to make investments and loans and to pay allowances to the beneficiaries.

Rowden was 60 when he and his wife Rosina, who he married in 1858, moved into the house. They lived there with some of their offspring, including sons Henry and James; the latter was an architect, although he has not been associated with the design of the house.<sup>4</sup> In 1909, the house was sold to land agent Hartwig Franks and his wife Margaret.<sup>5</sup> The house was heavily advertised for an auction the following year but not sold.<sup>6</sup> Then, in 1913, the Franks sold the house to Hannah Firth, wife of hotelkeeper John Firth. When Hannah Firth died in 1923 the house was passed to her executors, the then Commissioner of Police, John O'Donovan and his son, also John. However, by this time, father and son were already living in the house.<sup>7</sup> From 1924, a series of tenants occupied the house. In 1926, the O'Donovans transferred half of the house to John Firth before they immediately sold the property to civil servant Sydney Jones.<sup>8</sup>

Jones and his wife Thelma initially did not live at the house but were ensconced by 1929 and thereafter are listed as living at the property for almost 40 years, which only ended with Sydney Jones' death in 1964. However, plans show that Jones converted the house into flats in 1929-30, one on the ground floor and two on the first floor.<sup>9</sup> The changes to partitions, plumbing and electrics to incorporate new kitchens and bathrooms in particular were significant. A bay on the south elevation was removed and a solid balustrade proposed for the first floor of the verandah (it is not known if this was built). The plans and specification, both prepared to a high standard, seem to have been the work of the builders, Lyon and Cropp.

This arrangement lasted for decades. Strangely, no tenants or occupants of any of the flats (apart from the Jones's) are recorded in street directories. It suggests that the Jones's lived in the ground floor flat after they made the alterations. Another partition was added to the ground floor flat in 1937.<sup>10</sup>

It is not known if Thelma Jones remained in the house after her husband's death. She died in 1973. The Jones' three daughters, as executors, sold the house to computer programmer Peter Cleghorn and his wife Carol.<sup>11</sup> They do not appear to have lived in the house. An occupant during their tenure was Doreen Kruger, but there were up to as many as nine or more people living in the three flats during this period.

## 1.2 Timeline of modifications

1896                      House built

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<sup>4</sup> *Wises Post Office Directories, 1902-1910*

<sup>5</sup> CT WN83/2, LINZ

<sup>6</sup> *Dominion*, 11 May 1910, p.10

<sup>7</sup> *Wises Post Office Directory, 1920*. This suggests that the Firths may have owed the O'Donovans money, or that the latter had a stake in the house that was not revealed on the title.

<sup>8</sup> CT WN83/2, LINZ. Jones was described as an insurance representative later in life.

<sup>9</sup> B8569; 91 Brougham Street, alter dwelling - 05 Dec 1929, WCA

<sup>10</sup> B18833; 91 Brougham Street, additions - 14 Feb 1939, WCA

<sup>11</sup> CT WN418/47, LINZ

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1929	House converted into flats, one on either floor. Changes made to partitions, plumbing and electrics to incorporate new kitchens and bathrooms, square bay window on south elevation removed.
1937	Partition added to ground floor flat
1982	House repiled
n.d.	Changes made to reinstate house to single dwelling
1997	Double garage built
2000	Bathroom refurbished

### 1.3 Ownership history

c.1896-1909	Arthur Rowden
1909-1913	Hartwig and Margaret Franks
1913-1923	Hannah Firth
1923-1926	John and John O'Donovan
1926	John and John O'Donovan, John Firth
1926-1964	Sydney Jones
1964-1973	Executors of Sydney Jones' estate

### 1.4 Occupation history

c.1896-1909	Arthur and Rosina Rowden and family
1909-1913	Hartwig and Margaret Franks
1913-c.1920	John and Hannah Firth
c.1920-1924	John O'Donovan
1924-1929	Miss M Hayes (1924), William Doull (1927), John Maybury (1929)
1929-1964	Sydney and Thelma Jones and family
1964-1973	Thelma Jones

### 1.5 Architect

Thomas Turnbull [see <http://www.wellingtoncityheritage.org.nz/architects/thomas-turnbull?q=>]

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## Physical description

### 1.6 Architecture

This large, two-storey Victorian villa occupies a prominent site above Brougham Street. Largely square in plan, it has a gable, facing west, alongside a two storey verandah and two hipped gables oriented north-south behind that. At the rear is a single storey extension, but this appears to be somewhat truncated from that shown in architect Turnbull's original plan. The roof is corrugated iron and the external cladding rusticated weatherboards.

The principal façade is full of interest. The gable has a double-height bay window that dominates the north side, while a two-storey verandah balances the remainder of the elevation. As noted, Turnbull's plan for the gable was changed, with the bay window taken to first floor level, probably at the time the house was built. This entire gable is handled with surety, the window arrangement filling up the space and the floor change delineated by an entablature, supported by eave brackets (as is the bay roof above). At the apex, a portion of the gable is infilled with a row of slender rails as part of an adaptation of a king post truss. The double-hung sash windows have segmental heads, as do most of the house's windows. Both floors of the verandah have a series of three twinned posts, with a single post on the left. Between each post is ornate timber fretwork, again on both floors. The balustrade is composed of a pattern of crosses and balusters. The verandah is glazed on its south side. Entry to both floors is via French doors (two on the upper floor), which are assumed to be the result of later alterations.

The precise arrangement of the other elevations is not known. Trees and adjacent buildings obscure a view of them. Down at street level is a double garage, built of permanent materials and decorated with a cast iron balustrade around the roof, which is perhaps intended to look older than it is. To the south is the gate and the entry to the path that leads to the house. The gate uses largely the same cast iron detailing as the garage but the whole arrangement, including the plastered walls and steps, looks significantly older. The plastered steps give way to brick steps that lead through a mature garden and a small terrace to the house.

### 1.7 Materials

Timber – joinery, framing, external cladding, internal cladding?

Concrete – foundations, garage

Brick – chimneys

Corrugated iron - roof

### 1.8 Setting

The house occupies an elevated and highly visible location alongside its near neighbours (87 and 89 Brougham Street), which were constructed to take advantage of the superior views on offer. The area is relatively built up, with no. 89 in close attention to the north and the apartment building at no. 93 also nearby. The garage, garden and stairs are carefully integrated into the front of the property.

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## 2.0 Criteria for assessing cultural heritage significance

### *Cultural heritage values*

#### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This handsome house is one of the best pre-1900 houses still standing in Mt Victoria. Designed by the sure hand of Thomas Turnbull, it makes an intentionally bold statement in the streetscape, enhancing its elevated site by its size and lively facade. The double-height bay window is an uncommon feature of Mt Victoria houses and it is a highlight of the main elevation. The quality of work on the decorative detailing is also worthy of mention.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

This is one of Brougham Street's most visible and distinctive houses and its ornate main facade adds much to the wider townscape. In particular, its appearance imbues the street with authentic Victorian character.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The collection of houses between 81-91 Brougham Street – similar in age, style and appearance – add much to the overall quality of the streetscape. More widely, many of the houses in the general area (on both sides of the street) add much to the character of the street.

#### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house has some significance for its association with Arthur Rowden. As manager of the estate of William Barnard Rhodes, he had responsibility for making investments and loans and paying pay allowances to the beneficiaries from the huge estate. This gave him a particular status and influence. The house is also associated with its designer, Thomas Turnbull, one of the greatest of Wellington's architects. Many of his buildings are still standing in his adopted city.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

#### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

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The house and associated land was occupied in the late 19<sup>th</sup> century and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

This house is a particularly fine example of a late Victorian villa, with much of its interior and exterior fabric and its layout and general appearance still intact or restored.

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

Although the house has undergone internal and external changes, it retains considerable original or early fabric and can be considered to have significant authenticity from that period.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.



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### 3.0 References

*Dominion*, 11 May 1910  
*Evening Post*, 29 November 1898

*Land Information New Zealand*

Certificates of Title WN79/61, WN83/2, WN418/47

*Wellington City Archives*

00053:30:1795; House [91] Brougham Street – 1896

66229; 91 Brougham Street, renovation of existing bathroom and new ensuite – 2000

B18833; 91 Brougham Street, additions - 14 Feb 1939

B8569; 91 Brougham Street, alter dwelling - 05 Dec 1929

*Wises Post Office Directories*, 1902-1979

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## Ace House

111 Brougham Street



Photo: Michael Kelly, 2016

### Summary of heritage significance

This is an important historic house. Built for the noted lawyer Alex Gray, who was later knighted and whose family owned much of the land in the immediate area, it was the work of Samuel Hurst Seager (architect) and James W. Chapman-Taylor (builder), two notable New Zealand architects. An early essay in Arts and Crafts-influenced architecture, the house demonstrates high quality craftsmanship and use of materials. Although much altered, the house still retains much of its original fabric and form. The house is also important for its most lengthy use (since 1949) as the home of the Wellington After Care Association, a community based care facility for the intellectually disabled.

District Plan:	N/A
Legal	Lot 66, 67 & 68, DP 345
Description:	
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	N/A

Other names:	Not known
	1906 House built
	1939 House converted into two flats, one on either floor. Separate external access provided to first floor
Key physical dates:	1965 New workshop (with a store and toilets) added to rear of house
	1977 Porte cochère built outside the front entrance
	1995 Minor changes made to dining room and kitchen
Architect / Builder:	Samuel Hurst Seager, architect; James W. Chapman-Taylor, builder
Former uses:	Domestic dwelling
Current uses:	Institution
Earthquake Prone Status:	N/A

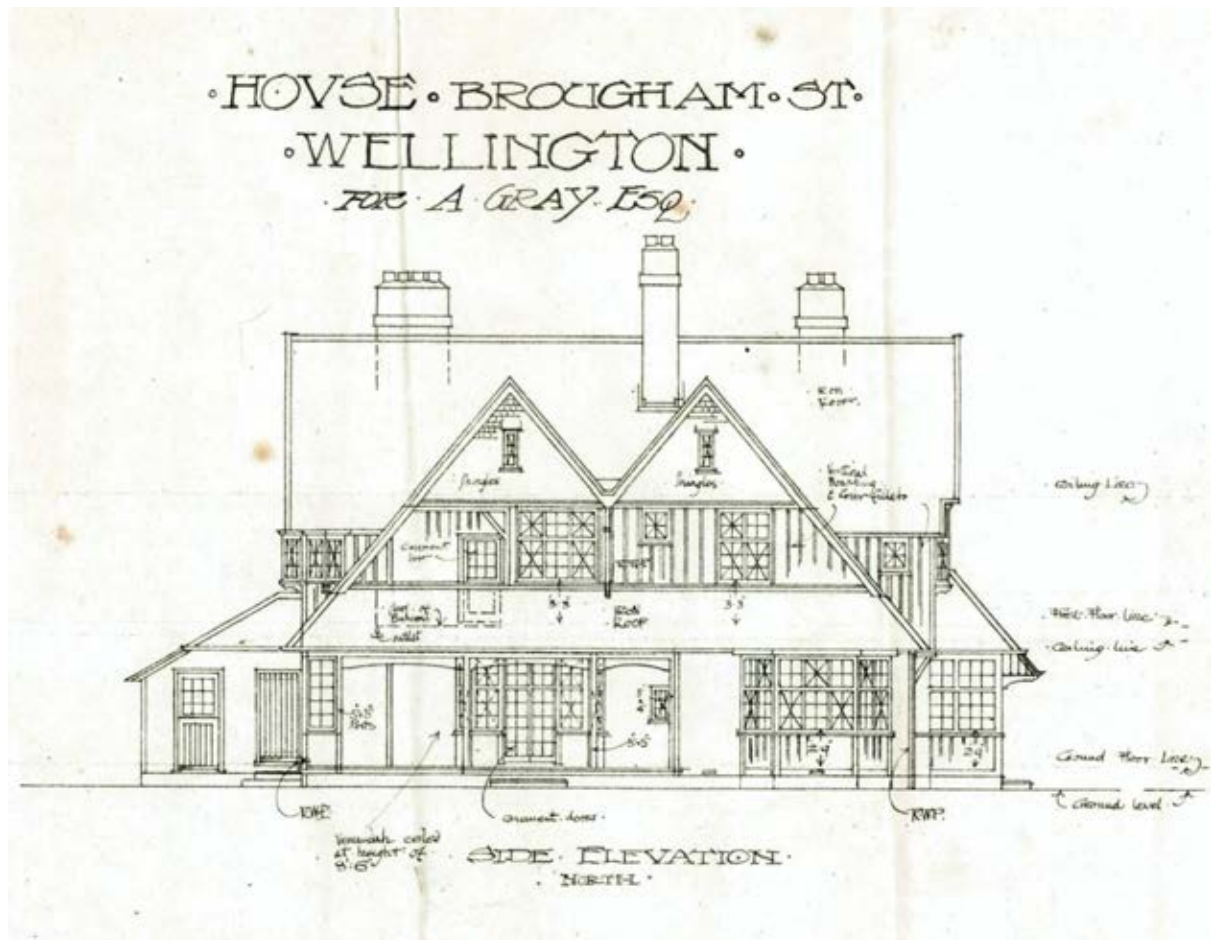
Extent:



## 1.0 Outline History

### 1.1 History

This house was built in 1906 for Alex Gray on part of the Gray Estate, one of the last unsubdivided land parcels on Mt Victoria. The house may well be unique for having been worked on by two of New Zealand's foremost Arts and Crafts designers. The architect was Samuel Hurst Seager of Christchurch, and the builder (and later major architect) was James W. Chapman Taylor. The Gray house was an opportunity for Chapman-Taylor to show his skills as a tradesman and builder.



Side elevation, taken from Hurst Seager's original plan for the dwelling. (7218; 111 Brougham Street, dwelling - 21 Jul 1906, Wellington City Archives)

Alex Gray was the son of William and Catherine Gray, who immigrated to New Zealand in 1852 and originally settled in New Plymouth. William Gray was appointed Postmaster in New Plymouth and rose through the ranks of the Post Office, eventually becoming Secretary of the Post Office. That appointment brought him to Wellington in 1870 and it was then that the Grays bought Town Acres 320, 321, 325, 326, 327, 328 and 329. Much of Mt Victoria was still being farmed then and some of the Grays' land was occupied by herds of cows. William Gray died in San Francisco in June 1873.

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Gray snr. had seven children,<sup>1</sup> one of whom was Alexander (sixth-born), later the owner of 111 Brougham Street. Alex Gray (1859-1933)<sup>2</sup> was born in New Plymouth. After the family moved to Wellington he was educated at Wellington College and Grammar School (now Wellington College), being enrolled on the day the college opened. He started work as a cadet in the Attorney-General's office at the age of 14 and remained there for two years before being articled as a clerk to Francis Bell of Izard and Bell. Five years later he was admitted to the bar and then moved to the Wairarapa to become a junior partner in Beard and Gray, based in Greytown. In 1886, he returned to Wellington to join J.P. Campbell in partnership. He remained a partner in the firm, later known as Gray and Sladden, for the rest of his life.

In 1904, at the age of 44, Gray married for the first time, to Mary Nelson of Milton, Otago. They had two children. He was appointed King's Counsel in 1912. He was elected President of the Law Society in 1926 and held the position until his death. He was knighted in 1933, and died later that year.<sup>3</sup>

The Gray family home was on Town Acre 320. It sat well back from Brougham Street, and was reached via a long drive. In September 1893, Catherine Gray brought five of the aforementioned seven acres (320, 321, 326, 327 and 328) under the Land Transfer Act 1870. Three years later she began selling off sections.<sup>4</sup> The family set aside sections on TA 320 for their personal use, and in 1906, Alexander Gray took possession of sections 66, 67 and part of 68 (DP 645) for his new house.<sup>5</sup> Chapman-Taylor began working on the house in the second half of 1906. His estimate for the cost of the work was £1,700.<sup>6</sup> When completed, the house was a striking sight – mostly white save for the creosoted kauri shingles in the gable ends.

The Grays lived in some comfort in their house. The house sat on a generous section surrounded by other large houses. They had live-in servants, with separate rooms assigned on both floors to maids.<sup>7</sup> The Grays regularly sought domestic help – housekeepers, cooks and the like. Although he was 73, Gray's death on 27 April 1933 was sudden and regarded as something of a surprise because he had been so active.<sup>8</sup> A service was conducted at his home attended by Wellington's political and social elite, including the Prime Minister, Chief Justice and members of the judiciary, government ministers, senior public servants and diplomats. This mark of respect was not only down to his status in legal circles but also his 'charm of manner' and 'admirable

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<sup>1</sup> Gray married Margaret Farquharson and had two children with her. After she died he married Catherine Sutherland and had five more children, four of whom were born in New Zealand. (See [www.bdmhistoricalrecords.dia.govt.nz](http://www.bdmhistoricalrecords.dia.govt.nz); [www.geni.com/people/William-Gray/6000000003146056023](http://www.geni.com/people/William-Gray/6000000003146056023)).

<sup>2</sup> Most sources give his birth date as 1860. Births, Deaths and Marriages records it as 1859.

<sup>3</sup> Wild, Richard, 'Seven New Zealand Presidents' in Cooke, Robin ed. 1969, *Portrait of a Profession: the centennial book of the New Zealand Law Society*, Reed, Wellington pp. 171-172; *Evening Post*, 28 April 1933, p.3

<sup>4</sup> CT WN69/102, Land Information New Zealand (LINZ)

<sup>5</sup> CT WN152/283, LINZ

<sup>6</sup> 7218; 111 Brougham Street, dwelling - 21 Jul 1906, Wellington City Archives (WCA)

<sup>7</sup> Ibid.

<sup>8</sup> *Evening Post*, 28 April 1933, p.3

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character'.<sup>9</sup> When the cortège, comprising some 70 cars, passed through Wellington on its way to Karori Cemetery, thousands of people lined the route.



111 Brougham Street is the mostly white, twin gable house in the middle of this cropped image, taken between 1910 and 1913. (PA5-0230, Alexander Turnbull Library)

Following Gray's funeral, his widow, Lady Mary Gray, remained in the house for a period. She accomplished much in her own right, championing the cause of day nurseries for working mothers. The Citizen's Day Nurseries, which she founded, donated to and fundraised for, ran from 1921 to 1985. In 1937, she sold her property<sup>10</sup> and went on a long overseas trip. She ended up living in London during World War II where she was joined by her daughter and son-in-law.<sup>11</sup> It is possible she died in London.

The new owners were William and Isabel (Joyce) Seater, who in 1939 converted the house into two flats, one on either floor. Separate external access was provided to the first floor via a stair on the south side of the house. The builder was F. Edwards and the estimated cost was £600.<sup>12</sup> William Seater owned W.J. Seater, an office supplies business in Featherston Street. William Seater died in 1939 and his widow continued living there in the ground floor flat, with commercial traveller Allen Meyer and his wife Florence upstairs. Allen Meyer died in 1941.<sup>13</sup> Joyce Seater remained the owner of

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<sup>9</sup> Ibid.

<sup>10</sup> CT WN214/252, LINZ

<sup>11</sup> *Press*, 14 October 1940, p.2

<sup>12</sup> B19844; 111 Brougham Street, convert to 2 flats, 27 Oct 1939, WCA

<sup>13</sup> *Evening Post*, 29 October 1941, p.1

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the house until 1949, when she sold it to the Wellington After Care Association. Curiously, she remained listed as an occupant of the house for a further decade.<sup>14</sup>

The Wellington After Care Association (WACA) was established in 1926 as a provider of sheltered workshops for people with intellectual disabilities. At the outset, it offered only two afternoons a week but was registered as an incorporated society in 1929. Its aim was to provide opportunities to children regarded as not able to be educated under the existing education system. The activities offered included being taught handicrafts, outings, such as picnics, and various other activities in a secure and loving environment. All care offered was voluntary. The first Labour government, elected in 1935, gave all children the right to attend school regardless of their abilities, so the organisation gradually shifted its focus to working with adults.<sup>15</sup>

The organisation was based at 41 Kent Terrace but was searching for permanent premises. It settled on the former Gray house. The first occupants of the house after WACA took possession included the Intellectually Disabled Children's Parents Association and the Children's Occupational Clinic<sup>16</sup> (which suggests it was still looking after children in the early 1960s). In 1965 came the first major change to the house, with the addition of a new workshop (with a store and toilets) abutting the rear of the house. This addition also required removal of part of the external walls and other demolition. The work was designed by H.L. Symans, an architect from Trentham, and the estimated cost was £3,400. The builder was M.J. Walsh Construction Ltd.<sup>17</sup>

In 1977, a flat-roofed carport (really more of a porte cochère) was built outside the front entrance of the house. The architect was T.G. Dykes and the estimated cost was \$1,500.<sup>18</sup> The builder was Andrews Builders. In 1995, minor changes were made to the dining room and kitchen.<sup>19</sup> The house was named Ace House, which is still its name.

In 1992, the organisation broadened its offerings to living skills education and then, from 1994, it became involved in providing services to people with psychiatric disabilities. This only ended in September 2014. In 1996, ACEmployment was established to place and support people with disabilities in real work places.<sup>20</sup> WACA continues its role providing a community service for adults with intellectual disabilities, although most of its funding is now courtesy of the Ministry of Social Development rather than from private donations.

### **Timeline of modifications** (include original plans)

1906            House built

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<sup>14</sup> *New Zealand Post Office Directory, 1951-1959*

<sup>15</sup> See <http://www.wgtnaftercare.org.nz/about-us.html> [retrieved 14 February 2017]

<sup>16</sup> *New Zealand Post Office Directory, 1962*

<sup>17</sup> C18124; 111 Brougham Street, building additions - workshop - 19 Oct 1965, WACA

<sup>18</sup> C47656; 111 Brougham Street, carport - 30 Jun 1977, WACA

<sup>19</sup> 11120; 111 Brougham Street, dwelling alterations - 17 Jan 1995, WACA

<sup>20</sup> See <http://www.wgtnaftercare.org.nz/about-us.html> [retrieved 14 February 2017]

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1939	House converted into two flats, one on either floor. Separate external access provided to first floor
1965	New workshop (with a store and toilets) added to rear of house. Part of the external wall removed, plus other demolition
1977	Porte cochère built outside the front entrance
1995	Minor changes made to dining room and kitchen

## 1.2 Ownership history

1906-1933	Alexander Gray
1933-1937	Mary Gray
1937-1939	William and Isabel Seater
1939-1949	Isabel Seater
1949-	Wellington After-Care Association

## 1.3 Occupation history

1906-1933	Alexander and Mary Gray and family
1933-1937	Mary Gray
1937-1939	William and Isobel Seater
1939-1949	Isobel Seater Allen and Florence Meyer (1939-1941) Florence Meyer (1941-?)
1949-	Wellington After-Care Association

## 1.4 Architect

Samuel Hurst Seager, architect (see [www.teara.govt.nz/en/biographies/3s8/seager-samuel-hurst](http://www.teara.govt.nz/en/biographies/3s8/seager-samuel-hurst))

James W. Chapman Taylor, builder  
(see [www.teara.govt.nz/en/biographies/3c11/chapman-taylor-james-walter](http://www.teara.govt.nz/en/biographies/3c11/chapman-taylor-james-walter))



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## **2.0 Physical description**

### **2.1 Architecture**

The large Arts and Crafts House is dominated by a series of steep gables; on the main elevation are two adjoining gables that extend from one end of the house to the other. (Galvanised steel tray in the middle of the roof has since been removed or covered over.) On the north side of the house are two lower gables extending from the main body of the house. Their roofs sweep down to the junction between the ground and first floors. Another small hipped gable covers the porch. Extending off this is a porte cochère, a later addition.

The division of the house into three levels is also delineated by the treatment of the timber cladding. In the gable ends it is lapped weatherboards (the original plans show kauri shingles, so this has been changed), on the first floor it is board and batten and on the ground floor, more lapped weatherboards with board and batten under the bay windows. The roof is corrugated steel. No chimneys appear to have survived – not above roof height anyway.

The windows are mostly small paned multi-light casements, some with fanlights above. There are projecting windows on the first floor of the front elevation and bay windows on the ground floor. The north elevation also has bay windows on the ground floor. There is a separate entrance on the first floor reached via a set of steps on the south side of the house. This was a later addition. Another significant addition, to the rear, is the single-storey workshop, constructed in 1965. A low pitched gabled structure, it is aligned at right angles to the orientation of the house. It is clad in lapped weatherboards and has a corrugated iron roof.

The interior was not inspected but it is understood that at least some original fabric survives inside.

### **2.2 Materials**

Concrete – foundations

Brick – porch floor, chimneys and fireplaces (if extant)

Timber – framing, linings, joinery, external cladding

### **2.3 Setting**

The house occupies the same extent of land it always has – three sections that form a generous site on a level part of Brougham Street, but it no longer has a domestic setting, with the front portion of its curtilage mostly paved for car parking. The house, with its additions, takes up a significant footprint and it sits close to its southern boundary. To the rear is a garden with mature trees. In the vicinity are a number of houses of similar or earlier age, mostly single occupants of generous properties. Most notably, to the immediate north, is the grand, listed 105 Brougham Street, a house built for Catherine Gray in 1910.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

*Architectural:* Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

Although much changed, this house still retains many of the essential features that Hurst Seager incorporated in the house. Internally, the house still retains evidence both of his skill and that of builder Chapman-Taylor. In particular, the Arts and Crafts ethos, which is expressed - in part - in this house, is still unmistakable.

*Townscape:* Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The house has lost some of its landmark qualities but it remains a distinctive feature of Brougham Street and a contributor to its fine character.

*Group:* Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

There is a strong historical connection in the land around 11 Brougham Street in that it was owned by the Gray family and at least two houses they built still stand – the subject of this report and 105 next door. More broadly, the houses in this area of Brougham Street (on both sides) still speak very much of the Victorian and Edwardian period they were built in – being mostly two-storeyed, timber houses of some distinction.

##### **Historic Value:**

*Association:* Is the item associated with an important person, group, or organisation?

This is a house of local and national historic importance, for a number of its associations. The man who commissioned the house, Alex Gray, was one of the country's foremost lawyers in the early 20<sup>th</sup> century, a man who was knighted for his legal career and so widely respected that his funeral cortege stopped the city. The house was designed by Samuel Hurst Seager and built by James W. Chapman-Taylor, two of the country's most famous architects. This collaboration, which came before Chapman-Taylor became a fully fledged architect, may well be the only time that two significant architects worked together in this fashion. The house has been the home of the privately-run Wellington After Care Association since 1965, a significant period in itself. This use, an important part of disability care in Wellington, has left its own mark on the house in a variety of ways.

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**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

The use of the building since 1965 by the Wellington After Care Association to provide care for people with disabilities is a lengthy and noteworthy association. It demonstrates the important role that the voluntary sector continues to play in community care.

**Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

The techniques sought by Hurst Seager combined with the skills of Chapman-Taylor are still clearly expressed in this house. Architect Martin Hill observed, during a visit to the house in 2000, that 'there is no sign today of timber movement in the extensive joinery and panelled walls, especially where concealed doors in the panelling still seem as new'.<sup>21</sup>

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

The Wellington After Care Association does valuable work in giving educational and work opportunities to the disabled. For this community the house is a place of the greatest value and a focus of its work.

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

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<sup>21</sup> 'Ace House, 11 Brougham Street', <http://mtvictoria.history.org.nz/ace-house-111-brougham-st/> [retrieved 4 April 2017]

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As a Hurst Seager / Chapman-Taylor collaboration, this house is unique. As far as is known, no other such alliance of two such important architects has been undertaken, mostly because very few architects had the buildings skills of Chapman-Taylor. There would be significant benefit derived from more study of the nature of that collaboration and how the house demonstrates each man's contribution.

***Representative:*** *Is the item a good example of the class it represents?*

As an early Arts and Crafts influenced design, this house some value as a representative, although Chapman-Taylor himself would go on to design and build much more complete examples of the style.

***Authentic:*** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

National.

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## 4.0 References

### *Land Information New Zealand*

CT WN152/283, CT WN214/252, CT WN69/102

### *New Zealand Post Office Directory, 1951-1979*

### *Newspapers*

*Evening Post*, 28 April 1933, 29 October 1941

*Press*, 14 October 1940

### *Wellington City Archives*

11120; 111 Brougham Street, dwelling alterations - 17 Jan 1995

7218; 111 Brougham Street, dwelling - 21 Jul 1906

B19844; 111 Brougham Street, convert to 2 flats, 27 Oct 1939

C18124; 111 Brougham Street, building additions - workshop - 19 Oct 1965

C47656; 111 Brougham Street, carport - 30 Jun 1977

Wild, Richard, 'Seven New Zealand Presidents' in Cooke, Robin ed. 1969, *Portrait of a Profession: the centennial book of the New Zealand Law Society*, Reed, Wellington pp. 171-172

### *World Wide Web*

'Ace House, 11 Brougham Street', <http://mtvictoria.history.org.nz/ace-house-111-brougham-st/> [retrieved 4 April 2017]

<http://www.wgtnaftercare.org.nz/about-us.html> [retrieved 14 February 2017]

[www.bdmhistoricalrecords.dia.govt.nz](http://www.bdmhistoricalrecords.dia.govt.nz) [retrieved 14 February 2017]

[www.geni.com/people/William-Gray/6000000003146056023](http://www.geni.com/people/William-Gray/6000000003146056023) [retrieved 14 February 2017]

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## Rowena's Lodge

115 Brougham Street



Photo: Michael Kelly

### Summary of heritage significance

This house has had a remarkably varied and significant history since its construction in 1890. Opened as a private girls' boarding school, it became a boarding adjunct of Wellington College, then YWCA accommodation and finally budget accommodation. Its historical significance is not quite matched by its integrity and appearance, which reflects the many additions and changes required for the uses the house has been put to.

District Plan:	N/A
Legal Description:	Lot 1 DP 34813, Lot 2 DP 12250
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling Ladies' Collegiate School, Girls' School, Girls' College, College House, Young Women's Christian Association,
Other names:	Oriana Guest House, Brougham Court Flats, Rowena Guest House, Rowena City Lodge
Key physical dates:	1890-91 Private school built 1915 Former classroom partitioned to form accommodation rooms

- 1918 Two-storey, 40-room extension built to the rear; part of verandah removed, west end of house extended, with bow window added on the ground floor
- 1923 More toilets added to ablutions block attached to 1918 wing
- 1970 House repiled
- 1986 Changes to ablutions and laundry area
- 1989 Kitchen renovated

Architect / Builder: Not known  
 Former uses: School, YWCA accommodation  
 Current uses: Budget accommodation  
 Earthquake Prone: N/A  
 Status: N/A

Extent:



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## 1.0 Outline History

### 1.1 History

This house was constructed in 1890-91 on Town Acre 319 but it is not entirely clear who built it. No permit or details on construction professionals have been located thus far.

Town Acre 319 was owned (from 1863) by Thomas Foreman, a mariner and stevedore, who built a house for himself and his family close to Brougham Street in the 1860s.<sup>1</sup> Foreman sold part of his land in 1878 to Peter Doile, whose portion was sold by the Public Trustee after his death (in 1885).<sup>2</sup> Foreman sold the balance of his land in 1892 to Alexander McDougall, first manager of the State Coal Department, who owned the adjacent Town Acre 318 where he kept a large house known as Brougham House.

In 1888, Henrietta McDonnell, the wife of Colonel Thomas McDonnell,<sup>3</sup> one of the most famous, if controversial, veterans of the New Zealand Wars, opened a girls' secondary boarding school in Alexander McDougall's house. McDougall and his wife vacated the house temporarily for this purpose.<sup>4</sup>



Henrietta McDonnell, date not known.  
(Courtesy, Mt Victoria Historical Society)

Private schools proliferated in the 19<sup>th</sup> century, partly because of a shortage of state-run schools, particularly for girls, but also because there was a demand amongst the country's well-to-do for small-scale, elite schooling. Many of these establishments offered boarding. Henrietta McDonnell's school operated for three years out of McDougall's house. The McDonnells had four children of their own so the running of the school must have been a demand on Henrietta McDonnell. Thomas McDonnell struggled for income and regular employment in the wake of his

military career. The school had some success in attracting students but it required heavy advertising to do so.

In 1891, the school's occupation of the McDougall home ended and it moved into a new house (now 115 Brougham) on the adjoining section. The McDonnells were probably the first occupants and may well have built it. They were shown as paying rates on a

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<sup>1</sup> Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 319, Archives New Zealand

<sup>2</sup> *Evening Post*, 28 March 1885, p.3

<sup>3</sup> Henrietta was McDonnell's second wife. They married in 1870. His first wife, Rose, died in 1869. (See James Belich. 'McDonnell, Thomas', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/1m33/mcdonnell-thomas> [accessed 19 February 2017])

<sup>4</sup> *Evening Post*, 10 July 1888, p.2



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substantial dwelling in that location from 1891.<sup>5</sup> A newspaper account reveals that the house was under construction in 1890, that it had 16 rooms, and that the land and improvements had been purchased for £2,400, but it does not state by whom.<sup>6</sup> A later description of the house described it as 'built originally as a private school'.<sup>7</sup> The McDonnells named it Melmerby House.<sup>8</sup> (Melmerby is a name given to a number of villages in England.) A tender for its painting was advertised in December 1895. The school, which went by various names – Ladies' Collegiate School, Girls' School and Girls' College - ran until the end of 1896. The McDonnells then moved to Whanganui, where they had property. Thomas McDonnell died in 1899, aged 67.

In 1897, Wellington College found itself over-subscribed for boarders and took over Melmerby House, renamed it College House, and used it for housing boarders for the next 10 years. The institution was run by a young school master, William Ward and his wife Kate.<sup>9</sup> Students lived in and were educated at the house. At the end of the 10 year period, at which point Ward resigned and began a law career, the house was put on the market. The house still had 16 rooms, so it had not been extended since its construction. It is not known if the sale was successful. In fact, the house may even have been unoccupied for a short period. It was readvertised for sale in 1910. In 1911, the household contents plus school desks (there were 12 of them) were sold.<sup>10</sup>

The relationship of the Wards to the house is not entirely clear. In 1912 or thereabouts, the house was reoccupied by William and Kate Ward.<sup>11</sup> Ward, who was also teaching at Victoria University, was a partner in the firm of Ward and Quick, who were also just one of the agents who attempted to sell the house in 1910. How the Wards ended up reoccupying the house is not known but a later newspaper article hinted that they had purchased the house.<sup>12</sup> It seems that the Wards could not end their attachment to the house and, for a few years at least, either rented or owned the property.

In May 1915, the property was bought by the Young Women's Christian Association (YWCA) for use as a hostel. This began an association with the house that lasted over 50 years. The purchase of the house was a result of an overwhelming demand for accommodation by single young women moving to Wellington. The YWCA, which already had two other hostels operating in Wellington, offered single-sex, hostel-style accommodation at reasonable rates, an appealing option for young women relocating to the city. The house was redecorated and what had been used as the school classroom was subdivided into cubicles to form more accommodation.<sup>13</sup> The building was opened on 30

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<sup>5</sup> Wellington City Council Te Aro Ward Rate Book, 1891-92, Wellington City Archives (WCA)

<sup>6</sup> *Evening Post*, 20 December 1890, p.2

<sup>7</sup> *Dominion*, 1 July 1915, p.2

<sup>8</sup> *Evening Post*, 2 February 1892, p.3

<sup>9</sup> *Evening Post*, 21 December 1896, p.6

<sup>10</sup> *Evening Post*, 9 December 1911, p.10

<sup>11</sup> *New Zealand Post Office Directory*, 1913

<sup>12</sup> *Dominion*, 13 April 1912, p.2. Kate Ward advertised for a servant.

<sup>13</sup> *Evening Post*, 1 July 1915, p.9

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June 1915 by the Countess of Liverpool, the wife of the Governor. The Wards were thanked for their assistance in getting the house ready for occupation.<sup>14</sup>



Southern Mt Victoria, 1910. The house at 115 Brougham Street is indicated by the arrow. The top of Ellice Street is to the right. (PA5-0230, Alexander Turnbull Library)

As big as the house was, it could not keep up with demand. In 1918, a large but functional, two-storey dormitory extension, designed by W.H. Bennett, was built on the rear (east end) of the house. It added an additional 40 rooms to the capacity. At the same time, the sitting room at the west end of the house was extended and a bow window added. This removed a significant part of the verandah. The estimated cost was £1,700.<sup>15</sup> In 1923, architect James Bennie added more toilets to the ablutions block attached to the 1918 wing. The builder was W.D. Orr and the estimated cost was £295.10.<sup>16</sup>

In 1950, the YWCA secured a right of way to Ellice Street, thus allowing vehicles to enter the property on Brougham Street and exit on Ellice Street.<sup>17</sup> At some point, the rear of the property was paved for parking.

In 1967, the YWCA ended its ownership and occupation of the house. The new owner was Colonial House Ltd<sup>18</sup> and in 1969 it undertook some minor changes to the house. The architects were Fearn and Fearn and the estimated cost \$500.<sup>19</sup> The hostel was renamed Oriana Guest House and accepted both sexes as guests. The following year, 1970, the house was repiled. In 1972, the property was bought by George Saunders and became

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<sup>14</sup> Ibid.

<sup>15</sup> 10794; 115 Brougham Street, additions to dwelling - 23 Dec 1918, Wellington City Archives (WCA)

<sup>16</sup> A1123; 115 Brougham Street, additions - 28 Feb 1923, WCA

<sup>17</sup> CT WN558/89, Land Information New Zealand (LINZ)

<sup>18</sup> CT WN339/272, LINZ

<sup>19</sup> C29301; 115 Brougham Street, building alterations - 15 Jul 1969, WCA

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known as the Brougham Court Flats, and by the late 1970s, Rowena Guest House. It was later known as Rowena City Lodge and is now Rowena's Lodge. For a significant period of its existence, the hostel had a number of semi-permanent residents.

The tourist boom and huge numbers of backpackers who visit New Zealand keep Rowena's Lodge busy year round. Today, the Lodge offers budget rooms and dormitory accommodation and tent sites.

## **1.2 Timeline of modifications (include original plans)**

1890-91	Private school built
1915	Former classroom partitioned to form accommodation rooms
1918	Two-storey, 40-room extension built to the rear; part of verandah removed, west end of house extended, with bow window added on the ground floor of north elevation
1923	More toilets added to ablutions block attached to 1918 wing
1969	Minor changes to interior
1970	House repiled
1986	Changes to ablutions and laundry area
1989	Kitchen renovated

## **1.3 Ownership history**

1891-1897	Thomas and Henrietta O'Connell?
1897-1907	Wellington Boys' College
1907-1912	Not known
1912-1915	William and Kate Ward?
1915-1967	Young Women's Christian Association
1967-1972	Colonial House Ltd

## **1.4 Occupation history**

1891-1897	Thomas and Henrietta O'Connell and family / Ladies' Collegiate School, Girls' School and Girls' College
1897-1907	William and Kate Ward and family / College House
1907-1912	Not known
1912-1915	William and Kate Ward and family
1915-1967	Young Women's Christian Association
1967-1972	Oriana Guest House
1972-1983	Brougham Court Flats / Rowena Guest House
1983-	Rowena Guest House / Rowena City Lodge / Rowena Lodge

## **1.5 Architect**

Not known.

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## **2.0 Physical description**

### **2.1 Architecture**

A sprawling complex today, this place has at its heart a large, rectangular two-storey timber villa, which is still visible today. As built, the house, which was also intended to serve as a boarding school, had a two storey verandah on its front (west) elevation. The main entrance (or one entrance) was in the middle of the ground floor on this elevation. The house had double-hung sash windows, a corrugated iron-clad hipped roof with a valley in the middle and rusticated weatherboards. No original plans survive to explain its internal arrangements although later plans suggest a division between school rooms, reception rooms and kitchen on the ground floor and bedrooms on the first floor.

The current building is approaching twice the size of the original house. The verandah was removed for a two-storey extension to the west end in 1918, while the double-storey dormitory was built the same year immediately to the rear. With the addition of an ablutions block in 1923, this largely comprises the lodge's footprint. The additions retained, in general, the treatment of the original house, with hipped roofs, rusticated weatherboards and double-hung sashes. The whole complex is festooned with fire escapes and staircases. There are no chimneys left above the roofline.

The interior was not inspected but, other than the ground floor of the house, it is understood to be made up of bedrooms and dormitories of various sizes, with additional ablutions areas.

### **2.2 Materials**

Timber – framing, linings, exterior cladding

Concrete – foundations

Brick – chimneys (if extant)

Corrugated iron - roofs

### **2.3 Setting**

The house sits on a back section well above Brougham Street. For this reason, the house itself is not that prominent from that street and its size can only be fully appreciated by climbing the drive up to the house. Because the house sits on a high point it is unencumbered by nearby houses and has fine views over Te Aro.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

**Townscape:** Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

**Group:** Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

##### **Historic Value:**

**Association:** Is the item associated with an important person, group, or organisation?

The house has a number of significant historical associations. Among the most important of these is with providers of education. Firstly, there were the house's likely first owners, Henrietta McDonnell and her husband Colonel Thomas McDonnell, who ran a boarding school for girls from the house for six years. The link with New Zealand Wars veteran Colonel McDonnell is also important as he was a well known public figure for his exploits in the wars. The connection with education continued with its operation as a boarding adjunct of Wellington College for 10 years. Its subsequent period of 52 years as YWCA accommodation, which largely gave the complex its current configuration, is significant, as is the period since 1967 it has been accommodation for budget travellers.

**Association:** Is the item associated with an important historic event, theme, pattern, phase, or activity?

There are several important historical themes that the house can be linked to. The private provision of secondary education for girls in the 19<sup>th</sup> century, still quite unusual even in the 1890s, is exemplified by Henrietta McDonnell's school. The role of the YWCA is historically important as it provided safe accommodation for the many young women who sought work in Wellington during and after World War I. This was particularly significant because young women had so few options in such socially conservative times. Finally, in addition to providing short-term accommodation to visitors and locals, the various incarnations of Rowena's Lodge have benefited from the sharp increase in low-budget and backpacker tourists in the second half of the 20<sup>th</sup> century. This tourist influx has transformed many parts of New Zealand and provided a big impetus to local economies, including Wellington's.

##### **Scientific Value:**

**Archaeological:** Does the item have archaeological value for its ability to provide scientific

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*information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

It is difficult to gauge the level of attachment such a facility might evoke in occupants but Rowena's has had a number of long-stay guests over its history and it is possible they have a strong connection with the place.

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

The building's transformation from house / boarding school to hostel to budget accommodation is a remarkable story and a testimony to the adaptability of the original structure.

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local. The various associations this house has had over its life – private girls' boarding school, boarding adjunct of Wellington College, YWCA accommodation and budget accommodation – are all historically significant.

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## References

Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 319, Archives New Zealand

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### *Land Information New Zealand*

CT WN11C/72, CT WN339/272, CT WN558/89

*New Zealand Post Office Directory*, 1913

### *Newspapers*

*Dominion*, 13 April 1912, 1 July 1915

*Evening Post*, 28 March 1885, 10 July 1888, 20 December 1890, 2 February 1892, 21 December 1896, 9 December 1911

### *Wellington City Archives*

10794; 115 Brougham Street, additions to dwelling - 23 Dec 1918

A1123; 115 Brougham Street, additions - 28 Feb 1923

C29301; 115 Brougham Street, building alterations - 15 Jul 1969

D3494; 115 Brougham Street, alterations - guest house, business additions and alterations - 1986

E17997; 115 Brougham Street, dwelling additions and alterations - 1989

Wellington City Council Te Aro Ward Rate Book, 1891-92

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## House

134 Brougham Street



Photo: Michael Kelly

### Summary of heritage significance

This house has historic importance for its association with its first owner, the Rev. John Moir, who was a key figure in the growth of the Free Church branch of the Presbyterian Church in Wellington. He owned Town Acre 294 and his subdivision led to the formation of Moir Street, which runs alongside the house and today contains one of the city's most intact Victorian streetscapes.

District Plan:	N/A
Legal Description:	Pt. Section 294, Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	1879 House built
	1923 Verandah infilled and set of casement windows installed
Key physical dates:	n.d. Bow window installed to replace double hung sashes in south side of front elevation
	1934 Sunroom and new porch added to north-west corner and a kitchen to south side; bedroom on north side of house converted into a second bathroom
	n.d. Decramastic roof installed
Architect / Builder:	Not known.
Former uses:	Dwelling, boarding house



Current uses: Dwelling - flats  
Earthquake Prone Status: N/A

Extent:



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## 1.0 Outline History

### 1.1 History

The Rev. Moir (1809-1895), a Presbyterian minister from Scotland, who gives his name to Moir Street, had this house built in 1879. Moir acquired Town Acre 294 in 1859,<sup>1</sup> but waited until after his retirement to build a house for himself and subdivide his land for other houses.

Rev. Moir was born in Perth, Scotland and became a Congregationalist minister. He married Helen Hamilton in 1836 and they had eight children in all. At some point he changed denominations and joined the Free Church of Scotland. In 1853, he was sent to Wellington after requests for a Free Church minister. The first Presbyterian church in Wellington, St Andrews, was linked to the Church of Scotland. (The schism in the church that took place in 1843 led to the formation of the stricter Free Church of Scotland.) Moir arrived in Wellington in 1853, together with his wife and then six children. He held services in the Athenaeum until the first St John's Church was built in Dixon St in 1856. He had a wide area to cover in the greater Wellington region and the work was at times very onerous. He resigned from his pastorate in 1869 and was given a £100 annual pension. He continued to work for the church – he ministered at Porirua and Pauatahanui then in the Hutt - until he asked to be relieved in 1877. He remained active up to the time of his death. His first wife died in 1870 and he remarried, to Mary Rowlands, in 1876. An Anglican, Mary Rowlands had been governess to the Moir children. They had five children together, two of whom were still-born. Moir had to deal not only with the loss of his first wife but also with the deaths of at least two of his children when they were young adults. He died in 1895.<sup>2</sup>

Rate books reveal that the Moirs' house was built by 1879.<sup>3</sup> By this time, there were seven other houses on Town Acre 294, on either side of a narrow lane that later became known Moir Street. (It was first separately rated in 1885). The Moirs had by far the most expensive house on the Town Acre. Rate books show that there was a jump in the rateable value of their house in 1883,<sup>4</sup> which corresponds to an extension made to the house about this time. This addition is evident in a photograph taken in 1884. The 1892 Ward Map also reveals that the front portion of the house (and rear lean-to) had shingles on the roof, while the middle portion had corrugated iron cladding.<sup>5</sup> This suggests that this rear portion was an earlier building tacked on to the main house.

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<sup>1</sup> Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand

<sup>2</sup> Register of New Zealand Presbyterian Church, Ministers, Deaconesses & Missionaries from 1840 (Millichamp to More), Archives Research Centre of the Presbyterian Church <http://www.presbyterian.org.nz/archives/Page184.htm> [retrieved 24 February 2017]; *New Zealand Times*, 7 October 1895, p.3

<sup>3</sup> Wellington City Council Te Aro Ward Rate Book, 1879-80, Wellington City Archives (WCA)

<sup>4</sup> Wellington City Council Te Aro Ward Rate Book, 1883-84, WCA

<sup>5</sup> 00514:8:1, Sheet 70, WCA



134 Brougham Street (arrowed) in 1884, with the corrugated iron clad extension to the rear. The recently formed Moir Street runs alongside the house. (BB-2235-1-1-G, Alexander Turnbull Library)

The Moirs did not live in the house after it was built; street directories do not record the Moirs living in the house until the early 1890s.<sup>6</sup> Catherine Francis, a teacher, is likely to have been the earliest occupant. She is listed as living on the corner of Brougham Street and Moir Street from 1881 until at least the late 1880s.<sup>7</sup> Following the Rev. Moir's death in 1895, Mary Moir remained in the house, along with an unspecified number of her children, including John Moir jnr., who was a clerk by profession, as well as others, possibly boarders. In 1910, William Gordon, a teacher, was also listed at the address.<sup>8</sup> Mary Moir had built a house alongside at 136 Brougham Street in 1905 and by 1920 she had moved in.<sup>9</sup> Thereafter, various tenants occupied the house, although for a short period Mary's daughter Harriett Wyness and her husband Arnold lived in the house (they later owned the property). In 1923, Mary Moir removed the verandah on the Brougham Street elevation and extended the bedroom out to match the rest of that elevation. The weatherboards matched the existing but a new casement window was added. The builder was J. Riddell and the cost was £70.<sup>10</sup> At some point soon after, a bow window replaced the double-hung sash windows on the adjacent gable, but no record of this work has survived.

Mary Moir died in 1932, at the age of 84, and the house was left to her unmarried daughter, also Mary.<sup>11</sup> She did not live there but in 1934 she made changes to the house, adding a sunroom and new porch on the north-west corner, a kitchen on the south

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<sup>6</sup> *New Zealand Post Office Directory, 1879-1895*

<sup>7</sup> *Ibid.*

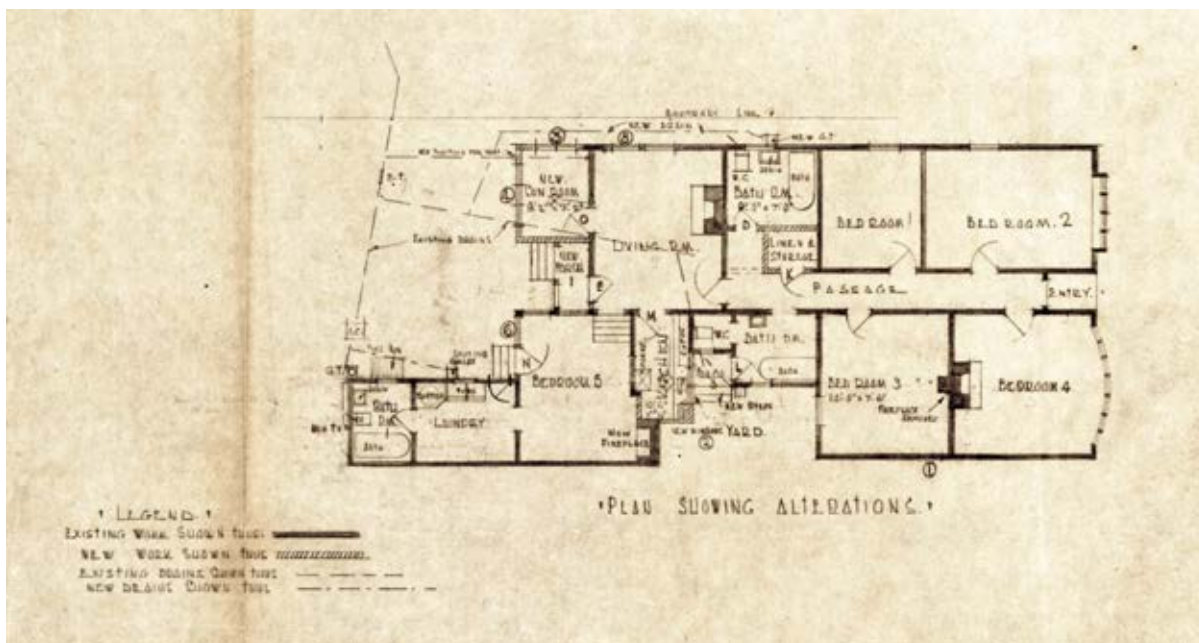
<sup>8</sup> *Ibid.*, 1910

<sup>9</sup> *Ibid.*, 1920

<sup>10</sup> A984; 134 Brougham Street, additions - 16 Jan 1923, WCA

<sup>11</sup> CT WN399/199, Land Information New Zealand (LINZ)

elevation and converting a bedroom on the north side of the house into another bathroom. The changes were designed by architect Bill Lavelle, and the estimated cost was £300. The purpose of the changes was to allow its use as a boarding house.<sup>12</sup>



The Lavelle plan of alterations drawn in 1934. (B13215; 134 Brougham Street, alterations to dwelling - 07 Jul 1934, WCA)

Mary Moir jnr. died in 1937 and the house was transferred to Harriet Wyness. She may have retained it as a boarding house, although street directories do not absolutely confirm this. In 1956, engineer William Tabner and his wife Miriam, who had been occupying the house from 1942, bought the property and lived in the house. In 1957, they made a minor change to form a linen cupboard and install a hot water cylinder in one of the bathrooms.<sup>13</sup> In 1963, they transferred a share of half the house to Crecenzo and Kathleen Aprea, who were by then also occupying the dwelling.<sup>14</sup> The couples were also joined, for a period, by Margaret Crowe. It is likely that single occupants were by then using the a small flat at the rear of the house. All this suggests that the house was either still operating as a boarding house or had been turned into flats, which it eventually was anyway.

Over the past 40 years, the house has been occupied by at least two and sometimes up to four different flats. Over the years, the house has been progressively upgraded internally, although the external appearance is largely unchanged from the 1930s. At some point a Decramastic tile roof was fixed, possibly over the existing corrugated iron roof.

## 1.2 Timeline of modifications (include original plans)

1879	House built
1923	Verandah removed and bedroom extended to match the rest of front elevation; set of casement windows installed

<sup>12</sup> B13215; 134 Brougham Street, alterations to dwelling - 07 Jul 1934, WCA

<sup>13</sup> C659; 134 Brougham Street, alterations to dwelling - 19 Feb 1957, WCA

<sup>14</sup> CT WN399/199

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n.d.	Bow window installed to replace double hung sashes in south side of front elevation
1934	Sunroom and new porch added to north-west corner, a kitchen to south elevation and bedroom on north side of house converted into a second bathroom
1957	Linen cupboard formed
n.d.	Decramastic roof installed, possibly over existing iron

### 1.3 Ownership history

1879-1895	John Moir
1895-1932	Mary Moir
1932-1937	Mary Moir (jnr.)
1937-1956	Harriett Wyness
1956-1963	William and Miriam Tabner
1963-1973	William and Miriam Tabner, Crecenzo and Kathleen Aprea

### 1.4 Occupation history

1879-c.1892	Catherine Francis (teacher)
c.1892-1895	John and Mary Moir and family
1895-1920	Mary Moir and family (incl. John Moir jnr.) ; Frederick Inge (1902); William Gordon (1910)
1920-1924	Mark Levy (1920), Arnold and Harriett Wyness (1924), Mary Williams (1927-1929), Cath Hannah (1929), Dan Phillips (1932), Reginald Larsen (1940)
1942-1962	William and Miriam Tabner
1962-1968	William and Miriam Tabner, Crecenzo and Kathleen Aprea, Margaret Crowe (1962)
1968-1972	William and Miriam Tabner, John Millew (134a, 1968)

### 1.5 Architect

Not known.

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## **2.0 Physical description**

### **2.1 Architecture**

This house began as a Victorian cottage but it has been added to and altered. Its origins are still partly evident, particularly in the roofline and front elevation.

The front of the house has a gabled portion on the left with a bow window and an infilled verandah to the right. The south side of the house truncates at a courtyard, while the longer north side of the house, which sits hard on Moir Street, continues down to a lean-to. In a complicated arrangement, various additions link an old outhouse to the main dwelling.

The roof is predominantly hipped, and is clad in Decramastic tiles. Originally the roof had shingles then corrugated iron. The walls are mainly lapped weatherboards but the lean-to and rear cottage have a rough-cast finish. The windows are a collection of double hung sashes, casements (with fanlights) and aluminium framed.

The interior has not been inspected but it is divided into two flats (the north and south halves of the house, flat 2 is the larger) with a bed-sit in the rear cottage.

### **2.2 Materials**

Timber – framing, exterior cladding, joinery

Concrete – piles?

Decramastic – main house roof cladding

Corrugated iron – cladding on lean-to and rear cottage roofs

Rough-cast plaster – cladding on walls of lean-to and rear cottage

Plaster – internal linings

### **2.3 Setting**

This house is near the southern end of Brougham Street and marks the entrance to Moir Street, a street full of tightly packed, mainly single storey houses mostly dating from the 19<sup>th</sup> century. Brougham Street itself – in this area – contains a decidedly mixed collection of apartment buildings, and single and double-storey houses, many with significant alterations. The west side of the street in the vicinity of no.134 is more consistent and less altered.

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### 3 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

This house has a specific relationship with Moir Street, given that this house and the land behind it used to form the street were owned by the Rev. John Moir for many decades. So, historically and physically (134 is single storey like most of Moir Street), the house is closely tied to Moir Street.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The connection with the early Free Church minister John Moir is a notable one, given both his influence on the early Presbyterian Church in Wellington and his subdivision of Town Acre 294, which led to the formation of Moir Street.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

Moir Street is a fine illustration of the way that the organic growth of subdivisions leaves an indelible mark on cities. The formation of this road, which served a distinctly working-class collection of houses, has left behind one of Wellington's most intact 19<sup>th</sup> century streets.

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

This house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

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**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local. *(The many changes to the house make it an unlikely candidate for listing.)*



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#### 4 References

CT WN399/199, WN 11A/153, Land Information New Zealand

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*Wellington City Archives*

00514:8:1, Sheet 70

A984; 134 Brougham Street, additions - 16 Jan 1923

B13215; 134 Brougham Street, alterations to dwelling - 07 Jul 1934

C659; 134 Brougham Street, alterations to dwelling - 19 Feb 1957

Wellington City Council Te Aro Ward Rate Book, 1879-80

Wellington City Council Te Aro Ward Rate Book, 1883-84

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## House

22 Edge Hill



Photo: Michael Kelly

### Summary of heritage significance

This house is somewhat unusual, being a brick house of English origins but employing heavy use of California-bungalow features. It makes for a quite striking hybrid. The house is also rare for its primary construction material – brick – in a suburb that contains mostly timber houses.

District Plan:	N/A
Legal Description:	Lot 1-4 DP 6418 and Lot 1-2 DP 83926 and Lot 2 Application Plan 533 and Pt Lot 1 Application Plan 533
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	N/A
Other names:	Awatere
	1925 House built
	1929 Garage built
Key physical dates:	1998 Construction of a series of ensuites, possibly including spas
	Bay window extended in single-storey adjunct to

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rear

Architect / Builder: Herbert Jones, architect  
Former uses: Dwelling  
Current uses: Motel accommodation  
Earthquake Prone Status: Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built for John McGill (1874-1934) in 1925. The house was designed by Herbert Johns in 1924<sup>1</sup> but McGill did not take possession of the property until January 1925, when he purchased it off Charles Drake,<sup>2</sup> who built a house next door at 24 Edge Hill. Building on the section seems to have been dependent on securing rights of way, as the property did not have unfettered access (or had to share access) to Edge Hill and Kent Terrace. This was established well before McGill bought the property.

There was no building on the property prior to the start of construction. McGill named his house 'Awatere'. The house, a substantial structure built of local red brick, indicated that the McGills were financially well off. John McGill was the son of a building contractor. In the latter part of his career he was involved in property development. One scheme he undertook on Cuba Street in 1925, with partners, also had Herbert Jones as the architect. He was also part owner of a block of buildings on the corner of Boulcott and Willis Streets.<sup>3</sup> He married Ada Field in 1905, and they had one son, Jack. She had two children, Maud and Fred, from a previous marriage, to Alexander Field, who died accidentally in 1903 at the age of 34.<sup>4</sup> McGill was a prominent and long-standing member of the Victoria Bowling Club.

John McGill died in 1934, aged 60. His widow, Ada, remained in the house, together with her son Jack and daughter Maud. However, she wasn't the owner; her husband had left the house to Jack and Maud, two-thirds to the former and one-third to the latter.<sup>5</sup> Ada died in 1959, at the age of 86. Jack died in 1974, aged 67, and the house was passed to Maud. She lived to the age of 87, dying in 1984.

In 1985, the house was purchased by the Hawthorn Lodge, a motel complex immediately adjacent. The house was incorporated into the accommodation offered by the Lodge and at some point lost its front garden, which was sealed over for parking. In 1990, the name of the business was changed to Halswell Lodge.<sup>6</sup> In 1998, in a significant internal renovation, a series of ensembles were built for what was then described as a boarding house (Edge Hill Lodge). The work, estimated at a cost of \$47,500, was designed by Maitland Architects.<sup>7</sup> Later that year, a bay window was extended on the lean-to at the rear of the house.<sup>8</sup>

Today, the Halswell Lodge continues and the six rooms in 22 Edge Hill are offered as luxury accommodation, some with spas.

### 1.2 Timeline of modifications (include original plans)

1925	House built
1929	Garage built

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<sup>1</sup> A3358; 22a Edge Hill, dwelling - 05 Sep 1924, Wellington City Archives (WCA)

<sup>2</sup> CT WN310/155, Land Information New Zealand (LINZ)

<sup>3</sup> *Evening Post*, 27 March 1925, p.4

<sup>4</sup> *Evening Post*, 9 January 1904 p.1

<sup>5</sup> CT WN319/157, LINZ

<sup>6</sup> *Ibid.*

<sup>7</sup> 45279; 22 Edge Hill, conversion to boarding house – 1998, WCA

<sup>8</sup> 47870; 22 Edge Hill, bay window extension – 1998, WCA

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n.d.	Garage demolished
1998	Construction of a series of ensuites, possibly including spas Bay window extended in lean-to at rear

### 1.3 Ownership history

1925-1934	John McGill
1934-1974	Jack McGill (2/3), Maud Field (1/3)
1974-1984	Maud Field
1985-1990	Hawthorn Lodge

### 1.4 Occupation history

1925-1934	John and Ada McGill, Jack McGill, Maud Field
1934-1959	Ada McGill, Jack McGill, Maud Field
1974-1984	Maud Field
1985-1990	Hawthorn Lodge
1990-	Halswell Lodge

### 1.5 Architect

Herbert A. Jones (more information needed)

## 2.0 Physical description

### 2.1 Architecture

This bold, highly articulated design is unusual in Mt Victoria for being built of brick. Two storeys high, with a steep gabled roof, the house is rectangular in plan with a single storey adjunct – originally the kitchen and washhouse – to the rear.

Externally, the house's main facade is dominated by an almost playful use of embellishments, some of them borrowed from the California bungalow style – two bow windows with plastered bases, one on each floor, a timber cantilevered balcony with cladding of shingles, two round windows flanking the bottom bow window, and two half-round windows flanking the top bow. The whole thing is capped by a broad roof, with the eaves supported by simple brackets. The roof was once tile clad, but it appears to be corrugated steel. The main entrance, on the south elevation, is a crenellated structure with an arch over the entrance, complete with keystone. Both the side elevations have a number of single light and casement windows arranged across them. The windows on the main elevation are casements, with fanlights above.

The house was designed as a family residence and it was arranged in the usual fashion, with reception and dining rooms, kitchen and washhouse on the ground floor and bedrooms on the first floor. The interior has not been inspected but the 1998 plans suggest that, because most of the internal walls are brick, the dimensions of the internal spaces have not been altered greatly, with the exception of the installation of various en suites.

### 2.2 Materials

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Concrete – foundations, also bands, sills, piers, lintels, pediments

Brick – external and internal walls, chimneys

Timber – framing, joinery, balcony

Sand plaster – external finish to concrete members

Fibrous plaster – internal linings

Corrugated steel - roofs

### **2.3 Setting**

The area in and around Edge Hill has changed significantly in the past 50 years and its mainly domestic appearance has been altered by the encroachment of Halswell Lodge and the paving of what used to be gardens and boundary fences. The area also abuts commercial premises on the margins of Te Aro. No. 22 therefore no longer has a residential setting, although further south the houses are less affected by the changes. A garden does remain intact to the rear, as it does for most of the other adjacent houses.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

There are few more distinctive houses in Mt Victoria than this, its exuberant exterior a marked contrast with the timber houses that dominate the suburb and the street it sits in. Very much a product of its era, it shows fine detailing and the use of good materials.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

Edge Hill is a cul de sac so it is not a well known or used street. No.22 is the dominant structure in the street but its impact is somewhat undermined by the loss of its residential setting.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

##### **Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

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***Identity/Sense of place/Continuity:***

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

***Sentiment/Connection:*** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

***Rare:*** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

***Representative:*** *Is the item a good example of the class it represents?*

The house's external integrity, use of external embellishment and demonstrable craftsmanship make it a fine example of a 1920s California bungalow-influenced house.

***Authentic:*** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

As it is built of durable masonry, 22 Edge Hill remains in excellent and authentic condition, the change to the roof cladding and a small extension to the rear of the house are the only notable alterations externally.

***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.



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## 4.0 References

*Evening Post*, 9 January 1904, 27 March 1925

*Land Information New Zealand*

CT WN310/ 155, CT WN319/157, CT 281400

*Wellington City Archives*

A3358; 22a Edge Hill, dwelling - 05 Sep 1924

45279; 22 Edge Hill, conversion to boarding house – 1998

47870; 22 Edge Hill, bay window extension – 1998

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## House

53 Ellice Street



Photo: Michael Kelly, 2016

### Summary of heritage significance

This house is significant in part for its striking appearance, a two-storey villa on an elevated site with an attractive and highly visible verandah. It is associated with its first owner, early 20<sup>th</sup> century bridge and wharf builder Thomas Dillon.

District Plan:	N/A
Legal Description:	Lot 10 DP 2505
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	N/A
Other names:	N/A
	1911 House built
	1959-60 Verandah enclosed at north end to form more rooms
	1979-80 House converted into two flats, with new external stair to link verandahs, kitchens converted into kitchen/dining areas
Key physical dates:	2009-10 House returned to single dwelling, with reconstruction of ground floor kitchen, bathroom and laundry, further enclosure of porch, construction of new deck and pergola,

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installation of spa pool, ensuite, a skylight to a bathroom and removal of a chimney

Architect / Builder: R.B. Porteous (builder, most likely designer too)  
Former uses: Flats  
Current uses: Dwelling  
Earthquake Prone Status: N/A

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built in 1911 for Thomas Dillon (1866-1933), a successful West Coast bridge contractor originally from Ireland. Dillon bought the section in 1911<sup>1</sup> from Alexander McDougall, who had purchased Town Acre 318 in 1882. The land had not been previously built on. The design of Dillon's house appears to have been the work of its builder R.B. Porteous, there being no architect's name on the original plans.<sup>2</sup> The application estimate was £9,000, a significant sum at the time. The house, built of brick with concrete foundations, had a sweeping balcony along the west and south elevations to take advantage of the views. It was large formal house, with living room, dining room and services downstairs, and six bedrooms upstairs.

Thomas Dillon came to New Zealand in 1880, when he was 14 years old. He first worked for Butler Ltd. as a bridge builder at Ruatapu, south of Hokitika. He later went into business on his own account; his first recorded tender was in 1897.<sup>3</sup> Among surviving examples of his work is the Mahinapua Bridge (1905), a Category 1 historic place on the New Zealand Heritage List. In 1906, he bought the Club Hotel in Greymouth and leased it out until he sold it in 1923.<sup>4</sup> He tendered for work in the lower North Island, particularly Wellington, and was frequently in the city on business. As a result, he moved to Wellington in 1908 and tendered for bigger contracts, such as wharf breastwork and extensions. Among his projects in Wellington were extensions to the Miramar and Glasgow Wharves. He also retained his business interests on the West Coast. He was a prominent lay Catholic and a member of the Hibernian Society and the Catholic Federation. He married Margaret Maloney in 1898 and they had five sons and two daughters.<sup>5</sup>

The Dillon's new house served the family for 45 years. Thomas Dillon died in 1933, but his widow carried on living in the house, along with some of her offspring. In 1942-43, at a cost of £550, she built a substantial (18 x 5 metres) retaining wall on Ellice Street. Designed by engineers Lancaster and Vickerman, it was constructed by S.A. Grigg.<sup>6</sup> Margaret Dillon died in 1955 and the house passed to Cyril Dillon, one of the couple's sons.

Dillon jnr. did not retain the house for long. The following year he sold it to Basil Georgiou, an engineer. In 1958, he sold it to Dimitrios Isakados, who enclosed the verandah on the rear elevation of both floors to form more rooms, to a design by E.S. Sarris.<sup>7</sup> The estimated cost was £415 and the work was completed in 1960. Isakados did not hold on to the house for long, selling it to Dullabh Patel and his wife Ganga in 1961.<sup>8</sup>

The Patels kept the house for 20 years, renting it out to various occupants. During their tenure, Welksham Apartments, a 10 storey apartment building, was built directly next door on the corner of Ellice and Brougham Streets. The excavations required the removal of huge amounts

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<sup>1</sup> CT WN30/277, Land Information New Zealand (LINZ)

<sup>2</sup> 8886; 53 Ellice Street, dwelling - 23 Dec 1910, Wellington City Archives (WCA)

<sup>3</sup> *Grey River Argus*, 9 November 1897, p.2

<sup>4</sup> *Grey River Argus*, 20 December 1906, p.3

<sup>5</sup> Some biographical content courtesy of *Evening Post*, 11 July 1933, p.9

<sup>6</sup> B22364; 53 Ellice Street, retaining wall - 04 Aug 1942, WCA

<sup>7</sup> C3744; 53 Ellice Street, dwelling alterations - 10 Oct 1958, WCA

<sup>8</sup> See CT WN202/31, LINZ

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of earth and rock and this left the house high and dry on its western boundary. By the time the building was completed in 1974, 53 Ellice Street had lost its views west.

In 1979-80, three years after his wife passed away, Dullabh Patel made major changes to the dwelling, converting it into two flats. The plans for the work were signed by J. Patel and the owner himself was the builder. The estimated cost was \$12,600. The work involved building a new external stair to link the two verandahs, converting existing kitchens (there was already a separate kitchen on the first floor) into kitchen/dining areas, via the removal of some existing partitions.<sup>9</sup>

The present owners purchased the property in 2007<sup>10</sup> and reinstated it as a single dwelling, while undertaking changes that included rebuilding the ground floor kitchen, bathroom and laundry, enclosing more of the porch, building a new deck and pergola, installing a spa pool, a new ensuite, a skylight to a bathroom and the removal of a chimney.<sup>11</sup>

## 1.2 Timeline of modifications (include original plans)

1911	House built
1959-60	Verandah enclosed at north end to form more rooms
1979-80	House converted into two flats, with new external stair to link the verandahs, kitchens converted into kitchen/dining areas
2009-10	House returned to single dwelling, with reconstruction of ground floor kitchen, bathroom and laundry, further enclosure of porch, construction of new deck and pergola, installation of spa pool, ensuite, a skylight to a bathroom and removal of a chimney

## 1.3 Ownership history

1911-1933	Thomas Dillon
1933-1955	Margaret Dillon
1955-1956	Cyril Dillon
1956-1961	Dimitrios Isakados
1961-1977	Dullabh and Ganga Patel

## 1.4 Occupation history

1911-1933	Thomas and Margaret Dillon and family
1933-1955	Margaret Dillon
1955-1956	Cyril Dillon
1956-1961	Dimitrios Isakados
1961-1977	Ms Piwar, D Wild, factory hand (1967); listed as apartments, 1971-1975

## 1.5 Architect

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<sup>9</sup> C51873; 53 Ellice Street, convert dwelling to 2 flats - 12 Jun 1979, WCA

<sup>10</sup> CT WN54C/199, LINZ

<sup>11</sup> 00078:3483:200506, 53 Ellice Street, alterations: Remodel ground floor kitchen, bathroom and laundry, enclose porch, new deck and pergola, new spa pool, new ensuite, new skylight to bathroom, replace existing skylight, remove chimney, 2009, WCA

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Possibly R.B. Porteous, builder.

## **2.0 Physical description**

### **2.1 Architecture**

This long, narrow house – dictated somewhat by the dimensions of the section – sits above the road on an elevated site. The overwhelming feature of the house is the deep verandah – two-storey and originally wrapped around three elevations, now two. This gives the house an almost Australian appearance.

Built of brick, finished with cement render (possibly lined out to resemble stone), the house sits on substantial concrete foundations. The verandah has timber posts and a timber balustrade. There is a bay in the south-west corner of the house, with a row of quoins from on the rounded corner. The verandah is enclosed from north-west corner to the north-east corner. The roof is hipped but there is an extension over the bay. The double-hung sash windows have square heads on the ground floor but segmental arches on the first floor.

The main entrance is on the east side of the south elevation, ground floor. It is assumed that the reinstatement of the house to a single dwelling in 2009 saw the house's reception and living areas retained on the ground floor and the first floor used for bedrooms and bathrooms.

The house, which is reached via two sets of stairs from the street, sits on a platform surrounded by what appears to be a cast-iron balustrade.

### **2.2 Materials**

Concrete – foundations

Brick – walls (rendered)

Timber – joinery, partition framing

Corrugated steel - roof

### **2.3 Setting**

The setting of this house is dominated by Welksham Apartments, the neighbouring 10 storey apartment building that shadows the house and prevents views to and from the west. The apartment block is out of scale and entirely unsympathetic in form and appearance to the surrounding townscape. Compensating for this is the fact the house is on an elevated site above the road and has compatible buildings to the east and north. It also has a backyard of some size.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This house is unique in Mt Victoria and possibly Wellington. An Australian-style double-verandahed house in permanent materials, it makes the verandah the centrepiece of the house, relegating the elegant, curved core of the house to a minor role. This house, on its elevated site, was intended to make a statement.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

This is an eye-catching house, partly because of its elevated site but mainly because its sweeping verandah is intended to make a visual impact. It also gives the impression that the house is larger than it actually is.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house has some historic value for its association with bridge builder Thomas Dillon, whose contracting business left its mark on many places in the North and South Islands, particularly the West Coast and in Wellington, where Dillon secured significant wharf contracts.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

##### **Social Value:**

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**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

The house contributes to the sense of place in the lower Ellice Street area, a part of Mt Victoria that has undergone noticeable change in the past 40 years.

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

This house has few if any parallels in Mt Victoria or even wider Wellington. Its method of construction, form and use of a verandah on three sides is far from typical in Wellington for a domestic dwelling. Its appearance is more redolent of Australia than New Zealand.

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

Externally, at least, the house retains much of its integrity because of the use of permanent materials – brick and concrete. Changes undertaken in the second half of the 20<sup>th</sup> century were subsequently undone.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.



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## 4.0 References

*Evening Post*, 11 July 1933

*Grey River Argus*, 9 November 1897, 20 December 1906

*Land Information New Zealand*

Certificates of Title WN30/277, WN202/31, WN54C/199

*Wellington City Archives*

00078:3483:200506, 53 Ellice Street, alterations: Remodel ground floor kitchen, bathroom and laundry, enclose porch, new deck and pergola, new spa pool, new ensuite, new skylight to bathroom, replace existing skylight, remove chimney, 2009

8886; 53 Ellice Street, dwelling - 23 Dec 1910

B22364; 53 Ellice Street, retaining wall - 04 Aug 1942

C3744; 53 Ellice Street, dwelling alterations - 10 Oct 1958

C51873; 53 Ellice Street, convert dwelling to 2 flats - 12 Jun 1979

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## House (Boarding house)

68 Ellice Street



Photo: 68 Ellice Street, Michael Kelly

### Summary of heritage significance

This house has architectural and townscape value for its bold principal facade, complete with its distinctive turret. The house is also interesting as a typical two-storey villa with an unusual amalgam of Queen Anne and mock-Elizabethan decoration laid on top. The house also has some historical value for its association with its first owner David Virtue, and Thomas Rapley, husband of the house's second owner. Both were successful businessmen and reasonably prominent Wellingtonians during their time.

District Plan:	N/A
Legal Description:	Pt Section 674, Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	Devon Lodge Victoria Private Hotel
	c1892 House built
	c1910 Bay windows removed and house extended at front, with new gable and turreted bay
Key physical dates:	n.d. Extension to lean-to at rear
	1966 Fire escape constructed
	1979 New laundry, toilets, showers, bedrooms added, partly in extension to lean-to at rear
Architect / Builder:	Not known
Former uses:	Private dwelling
Current uses:	Boarding house

Earthquake Prone  
Status: N/A

Extent:



## 1.0 Outline History

### 1.1 History

Town Acre 674, like much of the south side of Ellice Street, was not opened up for subdivision until the late 1880s. Three houses were constructed in 1887/88 and eight more followed over the next four years. The house at 68 Ellice Street was almost certainly built for David Virtue on or about 1892.<sup>1</sup> No architect or builder is known.

David Wilson Virtue (1828-1901) was born in Glasgow and went to Melbourne as a boy with his parents in 1839. He farmed and took up gold mining and married Margaret Kerr, with whom he eventually had five sons and four daughters. He and his family (then including three children) moved to New Zealand for the first Otago gold rush in 1863. They then moved to Hokitika, where Virtue eventually began business as a flour and grain agent. He was sufficiently successful to be able to move to Wellington in 1888 and expand his business. Virtue and Co. became one of the city's largest flour and grain merchants. David Virtue, who was a Presbyterian lay preacher and a deeply religious man, died on 4 September 1901.<sup>2</sup> Just 13 days later his wife Margaret also died. Virtue and Co. was continued on under family ownership and at least two of the Virtue offspring, sons John and Robert, lived at the family home for a period.<sup>3</sup>

<sup>1</sup> Wellington City Council Te Aro Ward, Rate Books 1887-88 to 1892-93, Wellington City Archives (WCA)

<sup>2</sup> *Evening Post*, 4 September 1901, p.6

<sup>3</sup> *New Zealand Post Office Directory*, 1902

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By 1910, ownership and occupation of the house was in the hands of Caroline Ruth Boast Shalders Rapley,<sup>4</sup> wife of Thomas Rapley (1858-c.1938). Rapley was a cadet in the Post and Telegraph Department before becoming postmaster at Stratford. While in that position he also acted as a local agent for the Government Advances to Settlers Department, and the Government Life Assurance Department. It was through these associations that he was able to leave the government service in 1901 and take up a position as the agent for the Equitable Life Assurance Company of the United States for the Taranaki, Hawke's Bay, and Wanganui districts. From there he moved to Wellington to become a manager-agent for National Mutual and begin an interest in gold mining. In 1910, he was appointed chief organiser for the Liberal Party. He briefly lived in Christchurch when he was appointed manager for the South Island of the Provincial Assurance Association. He was later the General Manager of the Australian Provincial Assurance Association and remained working late into his life. He was keenly interested in rowing and was the Wellington Rowing Club's first secretary. He and his wife had seven children.<sup>5</sup>

At some point in the early 20<sup>th</sup> century, the bay windows on the front of the house were removed and a significant extension built in their place. A two-storey turreted hexagonal bay – the house's most distinctive feature - was added to the north-west corner and a broad gable built alongside on the other side of the front elevation. Just who was responsible for this addition – the Virtues or the Rapleys – is not known. No record of the addition has been located. It certainly wasn't in place before 1900 and was built prior to 1913.<sup>6</sup> It may well have been a change made by the Rapleys when they assumed ownership of the house. A fire in March 1926 badly damaged the wash house at the rear of the house and, before it was contained, badly burnt the rear elevation of the house.<sup>7</sup> It was presumably reinstated.

Thomas Rapley died in Sydney in 1936.<sup>8</sup> His wife Caroline remained in the family home until her own death in 1950, at the age of 92. In 1951, her executors, Evelyn Tombs and Stafford Rapley (two of her children), transferred the house to the former who then sold it to Isabella Bagley in 1953. She immediately sold it to Walter Henderson.<sup>9</sup> There were no listings in street directories during the period of his ownership.

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<sup>4</sup> See CT WN351/271, Land Information New Zealand (LINZ)

<sup>5</sup> *NZ Truth*, 30 April 1910, p.5

<sup>6</sup> The house does not feature on the 1900 update of the 'Thomas Ward Map' of Wellington and a photograph of Ellice Street taken some time prior to 1913 [the GHQ Building on Buckle Street, built in 1913, is not evident in the image] shows the house with its addition.

<sup>7</sup> *Evening Post*, 2 March 1926, p.11

<sup>8</sup> *Evening Post*, 4 March 1936, p.1

<sup>9</sup> CT WN351/271, LINZ



The house with mock-Elizabethan detailing, then very fashionable, on its east elevation. The turret is partly obscured behind. (PAColl-8867, Alexander Turnbull Library)

In 1960, civil servant James Milne and his wife Margaret bought the property.<sup>10</sup> At this point, or possibly earlier, the house was turned into a boarding house (a WCC file on the boarding house begins in 1962), with the Milnes running the establishment. A fire escape was built in 1966.<sup>11</sup> There was a file note (from 1969) that shows that the Milnes also intended converting the boarding house into four flats but there is no evidence this was ever undertaken.<sup>12</sup> The Milnes kept the house for a decade before selling it to Lovewill Holdings Ltd.

In 1975, the house was known as Devon Lodge and a street directory listed the name Colson alongside it. This was probably Stephen Colson, described as a company director, who bought the property in 1976. In 1978, with the house now known as the Victoria Private Hotel, he was criticised for what was described as 'faulty work' at the boarding house.<sup>13</sup>

In 1979, Colson upgraded the boarding house, adding a new laundry, toilets and showers as well as additional bedrooms, partly provided by an extension to the single storey lean-to at the rear of the house. The architect is not known but the work was signed by R.N. Orchard. This had the effect of forming one rectangular single-storey structure at the rear of the house.<sup>14</sup> A plan of the reconfigured house shows that by the time the work was concluded, the boarding

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<sup>10</sup> Ibid.

<sup>11</sup> 00058:448:C19227, Building additions - fire escape, 5 April 1966, WCA

<sup>12</sup> 16288; 68 Ellice Street, WCA

<sup>13</sup> 16288; 68 Ellice Street, WCA (Chief Inspector, Plumbing and Drainage Branch, WCC to S.W. Colson, 5 October 1978)

<sup>14</sup> C52061; 68 Ellice Street, alter existing boarding house - 09 Jul 1979, WCA

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house had 17 bedrooms and room for 21 people. By 1981, the addition was still not completed to the WCC's satisfaction.<sup>15</sup> It also had major issues with the way the boarding house's facilities were being managed. The 1979 plans also revealed that at some point – perhaps at the time it was converted into a boarding house – an addition had been made to the rear of the lean-to.

Stephen Colson sold the house to the present owners in 2007.<sup>16</sup> The boarding house continues to this day. It is likely that many hundreds of people have lived in the house since it was first used for that purpose.

## 1.2 Timeline of modifications (include original plans)

c1892	House constructed
c1910	Removal of bay windows on front (north elevation) and replacement with two-storey turreted hexagonal bay
n.d.	Addition made to the back of the rear lean-to
1966	Fire escape constructed
1979	Boarding house upgraded - new laundry, toilets and showers and additional bedrooms built, partly, in new single-storey addition at the rear of the house

## 1.3 Ownership history

1892-1901	David Virtue
1901-c.1910	Estate of David Virtue
1910-1951	Caroline Rapley
1951-1952	Evelyn Tombs, Stafford Rapley
1952-1953	Evelyn Tombs
1953	Isabella Bagley
1953	Walter Henderson
1960-1970	James and Margaret Milne

## 1.4 Occupation history

### Occupants

1892-1901	David and Margaret Virtue and family
1901-c.1910	John and Robert Virtue
1910-c.1939	Thomas and Caroline Rapley and family
1939-1952	Caroline Rapley
1952-1960	Not known
1960-1970	James and Margaret Milne, boarding house guests
1970-	Boarding house guests

## 1.5 Architect

Not known.

## 2.0 Physical description

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<sup>15</sup> 16288; 68 Ellice Street, WCA (City Engineer to Mrs A Colson, 18 August 1981).

<sup>16</sup> CT WN27A/281, LINZ

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## 2.1 Architecture

This two-storey, timber framed and clad house presents a confusing mix of styles, the result of big, early changes. This was a conventionally arranged villa with Elizabethan decoration, until an early 20<sup>th</sup> century alteration added a significant Queen Anne flavour. Today these additions dominate the house.

As constructed, the house's main elevation had a bay either side of the main entrance. The additions removed those bays, adding a new larger bay on the east side and a hexagonal turreted bay on the opposite (north-west) corner. The windows on the additions appear to be casements with fanlights above. A fire escape runs across the main facade, a significant and discordant feature.

Extensive areas of Elizabethan-style half-timbering over the rusticated weatherboards remain on the upper floor of both side elevations. This half-timbering is presumed to be original, but it is not entirely certain as original plans do not survive and early photographs of the house do not exist. Both of these elevations have an irregular arrangement of original (round and square headed sashes) and newer windows. There is a substantial lean-to at the rear of the house, which incorporates the original lean-to and more recent extensions. The roof, mainly hipped (its original form), is clad in corrugated iron.

## 2.2 Materials

Timber – framing, cladding  
Corrugated iron – roof  
Concrete – piles?

## 2.3 Setting

This house is mostly surrounded by two storey houses. With the exception of the turret, the house is not conspicuous from nearby vantage points, as the houses on either side of it are in close attendance. The house does have a largish back yard – not seen by the author – with a lawn and trees. The rear of the property abuts the gardens of adjacent properties (on Ellice and Patterson Streets), creating something of a green space in this part of Mt Victoria.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

The house represents something of an amalgam of styles, overlaid with the functional elements of a boarding house. This means the house lacks an overall coherence, but it does make for a curious architectural melange. The half timbering effect is also partly lost because of the totally white paint scheme. The turreted corner is one of the most distinctive features of any house in Mt Victoria.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The house certainly does have townscape value for its Queen Anne style turret, which is the most eye-catching architectural feature in this part of Ellice Street. The house would be even more prominent with the removal of its fire escape and a more sympathetic colour scheme.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

There is some coherence to the group of houses on both sides of Ellice Street in the vicinity of no.68, which are mainly two storey and of a similar age. However, overall, the area contains a few too many altered dwellings to be considered coherent.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house is associated with two men of some local significance in Wellington in the late 19<sup>th</sup> and early 20 century. David Virtue and Thomas Rapley achieved some prominence for their business acumen, although neither man was a major public figure.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied in the 19<sup>th</sup> century and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects*



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of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

**Representative:** Is the item a good example of the class it represents?

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

The house appears to have external authenticity on its front elevation (for the period following the early 20<sup>th</sup> century changes) while its side elevations are also largely intact from the time of the house's construction, with the exception of some window changes.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

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## 4.0 References

David Wilson Virtue, 'My Life' n.d. retrieved from [www.markvirtue.com/trip/dwv.html](http://www.markvirtue.com/trip/dwv.html), 26 January 2017

### *Land Information New Zealand*

CT WN351/271

CT WN27A/281

### *Wellington City Archives*

Wellington City Council Te Aro Ward, Rate Books 1887-88 to 1892-93

00058:448:C19227, Building additions - fire escape, 5 April 1966, WCA

16288; 68 Ellice Street, WCA

C52061; 68 Ellice Street, alter existing boarding house - 09 Jul 1979, WCA

### *Newspapers*

*Evening Post*, 4 September 1901, 2 March 1926, 4 March 1936

*NZ Truth*, 30 April 1910

*New Zealand Post Office Directory*, 1902

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## House

34 Hawker Street



Photo: Michael Kelly

### Summary of heritage significance

This is a house of considerable heritage value, both for its interesting history and its intriguing design and form. The house was likely built for, or at least first occupied by, prominent 19<sup>th</sup> century Methodist minister Rev. Harry Redstone and his family. Changes by early owners, including Redstone's brother William, transformed the appearance of the front of the house to what it is today. Later owners included writer and columnist Rosemary McLeod. Overall, the house is unlike any other in Mt Victoria, both inside and out, a status that is enhanced by its prominent site above Hawker Street.

District Plan:	N/A
Legal Description:	Lot 10 DP44, Lot 11 DP44
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	1884 House built
	1895 Two new rooms built alongside existing bays at front of house; alterations to bathroom, scullery and toilet
Key physical dates:	n.d. Additions to rear of house, possibly multiple additions
	Pre-1947 Five berth garage built at street level
	1998 New foundations and workshop built beneath

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	house, new corrugated steel roof, new skylights and bi-fold windows to rear bedrooms
	2010 New stair built to basement, new external window and doors to basement
Architect / Builder:	Not known, 1895 additions designed by Penty and Forde; 1899 additions designed by Guido Schwartz, builder J. Moffat
Former uses:	N/A
Current uses:	House
Earthquake Prone Status:	Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

The house at 34 Hawker Street was built in 1884, one of the first constructed on Town Acre 399, which borders Hawker and Vogel Streets in a steep part of Mt Victoria. The acre was purchased by William Donald, an accountant, in 1864. He died in 1881 and the executor of his estate, William Waters, sold the two town acres that form 34 Hawker Street to David Young, a clerk, in 1883.<sup>1</sup>

At this stage there was no house on the land, but the property was fenced off. Rate books reveal that in 1884<sup>2</sup> it was not Young paying rates on the property but the Rev. Harry Blake Redstone (1836-1914), a well known Methodist minister, who originally hailed from Devonshire, England. He married his wife Elizabeth and the couple and the first of their two daughters arrived in Auckland in 1870. Redstone spent his working life in Napier, Wellington and Christchurch. It is by no means definitive, but the appearance of a new dwelling under Redstone's name in the rate book strongly suggests that it was he who built the house, not Young. How this is reconciled with Young's ownership of the land is not at all clear. No record of an architect or builder has been located. Redstone then left to live in Christchurch and payment of the rates was taken over by James Pope.



The house in 1888 (arrowed) before the changes to the front elevation by William Redstone. (1-2-004074-G, Alexander Turnbull Library)

Young died in 1886. In 1887, the administrator of his estate, his near neighbour and local landowner Charles McIntyre, transferred the house to his wife Isabella.<sup>3</sup> Redstone returned in 1889 and resumed living at the property and paying rates. It appears he never formally owned it. Then, in 1895, the house was sold to William Edwin Redstone, Harry Redstone's brother, who was a land agent.<sup>4</sup> That year, he made the most substantial changes to the house, enlisting the successful partnership of Penty and Forde to design

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<sup>1</sup> CT WN33/294, Land Information New Zealand (LINZ)

<sup>2</sup> Wellington City Council Te Aro Ward, Rate Book 1883-84, Wellington City Archives (WCA)

<sup>3</sup> CT WN34/160, LINZ

<sup>4</sup> Ibid.

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two new rooms either side of the existing bays at the front of the house, plus alterations to the bathroom, scullery and toilet.<sup>5</sup> Along with this the architects designed changes to the landscaping in front of the house, although it's not entirely clear how much of the arrangement was already there.

In 1899, Redstone tinkered with the front of the house again, pushing the bays forward of the rest of the elevation. The window joinery was rebuilt. The work was designed by architect Guido Schwartz, who also lived in Hawker Street at the time. The builder was J. Moffat.<sup>6</sup> It's tempting to conclude that this change, which gave the front elevation a more coherent and distinguished appearance, was done solely for cosmetic reasons.



The house (middle) about 1910, with its present front elevation in place. (1/1-022832-G, S.C. Smith Collection, Alexander Turnbull Library)

The nature of occupation of the house during its early history is further confused by street directories. There is one entry that shows both Redstones together in Hawker Street (in 1896) but it puts the location of the house on the south side of Vogel Street.<sup>7</sup> It is likely that the street directory is in error.

In 1903, William Redstone sold the house to Charles Montefiore, general manager of The Ocean Accident and Guarantee Corporation. By this time, he and his family were already occupying the house; Harry Redstone had already moved further up Hawker Street, to no.46. Montefiore lived in the house only briefly, selling it in 1904 to John Chapman, who had been a grocer in Johnsonville, but was moving into town, possibly in retirement. Chapman distinguished himself in 1915 by donating the proceeds from the sale of two sections in Trentham to the Wounded Soldiers Fund.<sup>8</sup> The relevant certificate of title does not make clear exactly when, but Chapman sold the house to Ethel Middleton, whose husband was George Middleton, a surveyor. The Middletons were definitely occupants by 1916 and they remained owners until 1929.

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<sup>5</sup> 169; Hawker Street [34 Hawker Street], additions to dwelling - 21 May 1895, WCA

<sup>6</sup> 4265; Hawker Street [34 Hawker Street], additions to dwelling - 26 Feb 1901, WCA

<sup>7</sup> *New Zealand Post Office Directory*, 1896-97

<sup>8</sup> *Dominion*, 20 May 1915, p.7

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In 1929, they sold the property to Mark and Ada O'Donnell, both schoolteachers.<sup>9</sup> However, street directories show that the Middletons were still occupants of the house until at least 1939. Thereafter only Ada McDonnell was listed as an occupant.<sup>10</sup> At some point in the house's history, the substantial garage at the front of the property was built (it was in place by 1947),<sup>11</sup> but no record of its construction and purpose has been located thus far. There were also additions to the rear of the house, but again it's not certain when these took place. In 1945, the O'Donnells sold the house to John Holm, a marine engineer, whose father was the well known Swedish-born Wellington mariner and ship owner Pehr Ferdinand Holm.



The house in 1947, with the garages in place. (WA-07185-F, Alexander Turnbull Library)

John Holm lived there with his wife Ellen (née Lankshear). In 1949, he proposed to build a basement flat and went to the extent of getting drawings and specifications written,<sup>12</sup> but there is no evidence this project was ever undertaken. After Holm died in 1969, his widow remained in the house until her death in 1986.

## 1.2 Timeline of modifications (include original plans)

1884	House built
1895	Two new rooms built alongside existing bays at the front of the house; alterations to the bathroom, scullery and toilet. Likely changes to landscaping in front of the house also undertaken
n.d.	Additions to rear of house, possibly multiple additions
n.d.	Five berth garage built at street level
1998	New foundations and workshop built beneath the house, new corrugated steel roof, new skylights and bi-fold windows to the rear bedrooms, plus many other small changes to internal fittings.

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<sup>9</sup> CT WN34/160, LINZ

<sup>10</sup> *New Zealand Post Office Directory*, 1927-1951

<sup>11</sup> See WA-07185-F, April 1947, Alexander Turnbull Library

<sup>12</sup> B29084; 34 Hawker Street, base to flat - 14 Dec 1949, WCA

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2010	New stair built to basement, new external window and doors to the basement and new shower installed
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### **1.3 Ownership history**

1884-1886	David Young
1886-1887	Charles McIntyre
1887-1895	Isabella McIntyre
1895-1903	William Redstone
1903-1904	Charles Montefiore
1904-1913	John Chapman
1913-1929	Ethel and George Middleton
1929-1945	Mark and Ada O'Donnell
1945-1969	John and Ellen Holm

### **1.4 Occupation history**

1884	Rev. Harry B. and Elizabeth Redstone
1885-1889	James Pope
1889-1902	Rev. Harry and Elizabeth Redstone (with William Redstone, part)
1902-1904	Charles Montefiore
1904-1913	John Chapman
1913-c.1939	Ethel and George Middleton
c1939-1945	Ada O'Donnell
1945-1969	John and Ellen Holm

### **1.5 Architect**

1884, not known.

1895 additions by Penty and Forde.

See <http://www.wellingtoncityheritage.org.nz/architects/penty-and-blake> &  
<http://www.wellingtoncityheritage.org.nz/architects/francis-penty>

1901 additions by Guido Schwartz.

See <http://www.wellingtoncityheritage.org.nz/architects/guido-schwartz?q=>



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## **2.0 Physical description**

### **2.1 Architecture**

This single storey house sits on an elevated site above Hawker Street. Timber framed and clad with rusticated weatherboards, with a corrugated iron roof topped with three elegant chimneys, the house is the outcome of a series of additions to the original 1884 villa.

The house is formally arranged with a recessed entry leading into a central hall that gives access to the adjoining rooms and also leads to a corridor that runs the width of the house. This in turn gives access to the rest of the rooms in the house, both the front and back of the house, including the dining room and kitchen at the north-east corner. There are 11 rooms in all but the arrangement of the hipped roof shows how carefully ordered the house is.

The symmetrical front facade, with its central bays flanked by wings, shows a formality and refinement in its proportions. There is another bay on the bedroom on the south elevation. The windows are mostly double-hung sashes although the windows in the bays have fanlights above. There are bi-folding windows and doors on the east and south elevations.

### **2.2 Materials**

Timber – framing, weatherboards, joinery

Brick – chimneys

Concrete – foundations

### **2.3 Setting**

This house occupies a prominent location opposite the intersection with Roxburgh Street, at the bottom of the steep rise up Hawker Street. Its presence is enhanced by its location above the five garages at street level and a formally landscaped garden. The house once enjoyed views out to the harbour and beyond but new housing and other buildings mean the views are not quite as expansive as they were. Likewise the house is not as widely visible as it once was.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This is a very elegant and nicely proportioned house, all the more so for the fact that a number of architects worked on the house in the late 19th and early 20th century and did so skilfully and sensitively. The house's original core is still intact, including its roof form and chimneys, and is redolent of the Victorian era it was built in. This is among the best of Mt Victoria's 19<sup>th</sup> century dwellings.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

This house plays a discernible role in the townscape, its dignified appearance and location above the road giving it some prominence in the junction between lower and upper Hawker Street.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The house is part of a group of houses on the uphill side of Hawker Street that have undoubted collective value for their age, materials and style and for the generally steep hillside locations that most of them occupy. The house at no.34, near the bottom of the hill, is somewhat unusual for the size of its footprint, relative to many others in the area.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

Among the house's many occupants two notables stand out. The first is the Rev. Harry Redstone, who was a prominent Methodist minister in a period when the country was much more religious than it is now and members of clergy were well-known figures in society. More recently, in the 1990s, the outspoken columnist and author Rosemary McLeod was an owner and occupant.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

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The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

The house is a good example of a Victorian-era villa, with some design characteristics – the faceted main facade (post-Victorian) and its central corridor – that give added interest to the house and allow it to rise above the standard type of house.

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The major changes to the house took place by 1900 and the house is largely authentic on its main and side elevations, and in some of its internal spaces, from this period. The dates of the additions to the rear of the house are not precisely known.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.

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## 4.0 References

*Dominion*, 20 May 1915

Certificates of Title WN33/294, WN34/160, Land Information New Zealand

Photograph WA-07185-F, April 1947, Alexander Turnbull Library

*Wellington City Archives*

169; Hawker Street [34 Hawker Street], additions to dwelling - 21 May 1895, WCA

4265; Hawker Street [34 Hawker Street], additions to dwelling - 26 Feb 1901, WCA

B29084; 34 Hawker Street, base to flat - 14 Dec 1949, WCA

45727; 34 Hawker Street, dwelling additions and alterations – 1998, WCA

211960; 34 Hawker Street, Install tiled shower, new stairs, doors & windows. – 2010,

WCA

Wellington City Council Te Aro Ward, Rate Book 1883-84, Wellington City Archives (WCA)

*New Zealand Post Office Directory*, 1896-1951

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## House

2 Kennedy Street



Photo: Michael Kelly

### Summary of heritage significance

This house is of heritage value for its physical form and appearance as well as its location and role in one of Wellington's most interesting townscapes. The house, which faces east rather than north like most of the houses in the area, occupies an established property with a generous buffer of trees and garden.

District Plan:	N/A
Legal Description:	Lot 5 DP 1248
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Likely pre-1900 dwelling
Other names:	N/A
Key physical dates:	By 1900     House built 1934-35     House converted into flats (four, later five)
Architect / Builder:	Not known
Former uses:	Dwelling
Current uses:	Dwelling - flats
Earthquake Prone Status:	Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

This house sits on Town Acre 402, a steep section that was purchased in its entirety by business partners John Edmondson and Clifton Dickenson from land developer R.B. Todman in 1898.<sup>1</sup> The house at 2 Kennedy Street was likely to have been built for Clifton Dickenson, some time between 1898 and 1900.<sup>2</sup> No plans or specifications for the house have been located thus far. Dickenson was listed as the sole occupant of Kennedy Street in 1902. At this time the house was something of a local landmark, large and unencumbered by trees and, unusually, facing Te Aro rather than the harbour.



No. 2 Kennedy Street is in the middle of this image, taken about 1910, obdurately facing the other way from the rest of the houses around it. Prior to 1935 the verandah wing was only single storey. (S.C. Smith, 1/1-022832-G, Alexander Turnbull Library)

Edmondson and Dickenson established an easement on the north side of their land (part of land occupied by Kennedy Street – a path and steps between Hawker Street and Shannon Street) and sold one lot (7) before Edmondson died in 1902. His widow Prudentia took over his interests in the land (along with William Allan) and subdivision and the sale of sections was revived in 1904.<sup>3</sup> A key to access was the formation of a right of way off Shannon Street to link with Kennedy Street. In December 1905 they sold Lot 5 to John Keir.<sup>4</sup>

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<sup>1</sup> Deeds Index - Town of Wellington - Folio 355 to Folio 711, Record No.: 1 Part 2, Town Acre 402, Archives New Zealand

<sup>2</sup> The house is shown in the 1900 iteration of the 'Ward Map' (Wellington City Archives [WCA]) so it can be assumed to have been built between the point that Dickenson bought the land in March 1898 and 1900.

<sup>3</sup> CT WN124/197, Land Information New Zealand (LINZ)

<sup>4</sup> Ibid.



Captain John Keir.  
(*Auckland Weekly News*)

John Keir (1873-1917) was the owner of a successful carrier firm, J. Keir and Co., later Keir's New Zealand Forwarding Agency. He was born in Dunedin and came to Wellington as a young man. He worked for the New Zealand Express Company for five and a half years before starting out on his own account in 1898.<sup>5</sup> By 1900, he employed eight men. He married Mary Speedy in 1911 and the couple had two children. An enthusiastic Army volunteer for many years, Keir was keen to enlist during World War I but did not want to leave his business until he felt able to. By 1917, with a business partner in place, he made the commitment to go. Keir was made a captain in the Wellington Infantry Regiment of the New Zealand Expeditionary Force and it left New Zealand on the *Aparima* in February 1917. Keir died in action at Ypres on 23 October 1917. His widow received his posthumously-awarded Military Cross.<sup>6</sup>

Following his death, the company was sold as a going concern. By this stage, the family had shifted to Hay Street in Seatoun. In fact, they may have lived there from the time of the Keirs' marriage as there is no evidence in street directories that the Keirs lived in Kennedy Street at all. An occupant of the house in 1916 was August Robinson, head of the Audit Office.<sup>7</sup>

In 1918, the house was sold at a mortgagee sale under the orders of the Supreme Court to Frederick Manton, who was one of Keir's mortgagers in 1916.<sup>8</sup> Manton, who was a prominent businessman, a one term city councillor and was at one time the president of the Wellington Chamber of Commerce, never lived in the house and it was leased to a succession of tenants, beginning with an unlikely occupant – farmer Tim O'Sullivan. He was followed in the 1920s by Sydney Burnette, a clerk. Kathleen Gawne, a widow and hotelkeeper, occupied the house from the late 1920s and then bought it off Frederick Manton in 1930. Then, in 1933, the Supreme Court again forced a mortgagee sale and (in 1934) the house was bought by Rhoda Barnard, wife of James Barnard, an agent from Auckland.<sup>9</sup>

The Barnards never lived in the house and instead turned it into flats. The changes were designed by the illustrious local firm of Clere and Clere (Frederick de Jersey Clere and his son Herbert) and tenders called for in December 1934. The work involved the conversion of the house into two flats – one on each floor. The principal change was the formation of a verandah and a larger bedroom on the first floor by extending the west wing upwards to match the height of the rest of the house. The ground floor verandah was to be partly infilled to create more living space. The other changes were the formation of an external staircase to provide access for the first floor flat, the removal of the internal stairs, changes to a store room to create a kitchen and linen cupboard on the first floor and the creation of a bathroom on the ground floor. The ground floor was rearranged so that the dining room became the living room, the scullery became the kitchen and the dining room became the kitchen.<sup>10</sup>

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<sup>5</sup> *Evening Post*, 29 August 1898 p.4

<sup>6</sup> *Dominion*, 10 September 1918 p.4

<sup>7</sup> *New Zealand Post Office Directory*, 1916

<sup>8</sup> CT WN147/297, LINZ

<sup>9</sup> *Ibid.*

<sup>10</sup> B13605; 2 Kennedy, conversion-dwelling to flat - 12 Jan 1935, WCA



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Whether these changes were undertaken exactly as described is doubtful because street directories reveal that the house had been divided up into four rather than two flats (shortly to be five). In 1939, Herbert Taylor, a clerk, occupied 2a, Neville Simpson, a solicitor, 2b, Reginald Stokes, factory hand, 2c and Ronald Steere, lino operator, 2d.<sup>11</sup> No permit for work to convert the place into four flats has been found and no recent plans exist to show how the house has been changed over its life. It must be assumed that there was a big change in plan just before or during the work. By 1946, there were five separate occupants, with the flats numbered 2, 2a, 2b, 2c and 2d (No.2 appears to have been a bed-sit or small flat.) The house has kept this arrangement since then.

In 1953, Rhoda Barnard sold the house to real estate agent Bernard Weyburne. He kept the property for the next 27 years.

In the period since 1935, there have been some long-standing occupants. These include David Sache, a photographer (late 1940s to early 1960s), John Glover, a labourer, (the late 1940s and early 1950s), and Jack Madden, a storeman (late 1950s to late 1970s). Actor Miranda Harcourt and artist/director Neil Pardington occupied flat 2a with Lisa Demsen around 1995.<sup>12</sup> Habitation indexes reveal that at any given time up to 11 people have been living in the house across the five flats.<sup>13</sup>

The house remains tenanted to this day. The verandahs are all enclosed, but the footprint of the house appears to be much the same as it was in 1935. The house still enjoys views over Te Aro but maturing vegetation makes the house difficult to see from many vantage points.

## 1.2 Timeline of modifications (include original plans)

By 1900	House built.
1934-35	House converted into flats (four and then five flats), with kitchen and bathroom facilities provided; more space provided by addition to single storey verandah on west facade plus enclosure of verandahs.

It is assumed that there have been other changes to the house since then but no records have been located.

## 1.3 Ownership history

By 1900-1905	Clifton Dickenson
1905-1917	John Keir
1918-1930	Frederick Manton
1930-1933	Kathleen Gawne
1934-1953	Bryan Weyburne

## 1.4 Occupation history

By 1900-1905	Clifton Dickenson
1905-c1911	John Keir

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<sup>11</sup> *New Zealand Post Office Directory*, 1939

<sup>12</sup> *Habitation Index*, Wellington Central, 1995

<sup>13</sup> For example the *Habitation Index* for 2000 listed 11 occupants.

c1911-1918	August Robinson (1916)
1918-1933	Tim O’Sullivan; Sydney Burnette (mid 1920s), Kathleen Gawne (1927-1933)
1934-2015	Various – too many to warrant listing 1939 - Herbert Taylor, clerk (2a), Neville Simpson, solicitor (2b), Reginald Stokes, factory hand (2c), Ronald Steere, lino operator (2d). Later (1946) flats numbered 2, 2a, 2b, 2c and 2d. No.2 a bed-sit or small flat. Other occupants: David Sache, photographer (late 1940s to early 1960s); John Glover, labourer, (the late 1940s and early 1950s); Jack Madden, a storeman (late 1950s to late 1970s). 1995 (flat 2a) - Actor Miranda Harcourt and artist/director Neil Pardington with Lisa Demsen

## 1.5 Architect

Not known; Clere and Clere, 1935 alterations

## 2.0 Physical description

### 2.1 Architecture

Built on a slope beneath Shannon Street, this house is oriented west to make the most of the site. A large, rectangular two storey dwelling, it has an adjunct on its west elevation that is an extension of the original single-storey verandah and a lean-to on the south elevation. The roof is corrugated iron and the wall cladding is rusticated weatherboards. The windows are a mixture of double-hung sashes and casement windows. The latter are most likely to have been installed as part of the changes made in 1935.

Although the roof is predominantly hipped, there is a half-hip near the middle of the roof – facing south – with what appears to be an oculus in the gable end. As it would open into what is assumed to be an unused attic, it may be purely decorative.

The house began life as a spacious Victorian house, the original design of which was partly dictated by the site. The first floor was set aside for bedrooms but the ground floor’s living and dining rooms were located on the west side of the house for the views and additional light. Another bedroom was located in the south-east corner and the functional activities – kitchen, laundry, store etc. arranged behind. The main entrance was located on the middle of the ground floor, north elevation. The conversion to flats has undone most of that original arrangement, but it assumed that at least some of the original spaces (and their fabric) remain intact.

The principal changes to the original external form of the house were the addition of an additional floor on the verandah (and its enclosure) and the construction of two sets of steps to provide external access to the first floor flats.

### 2.2 Materials

Timber – framing, joinery, external cladding, linings (possibly), foundations (possibly)  
Corrugated iron – roof cladding

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Brick – chimney

### **2.3 Setting**

This house sits on the side of Mt Victoria beneath Shannon Street and alongside the steps of Kennedy Street. It is a comfortable distance from any other house and surrounded by a curtilage of mature trees and garden. Oriented west, the house has broad, uninterrupted views of Te Aro and beyond. It is most visible from a distance, particularly from the harbour edge.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

The house's changes notwithstanding, there is still much about it that is redolent of the period it was built, in particular the roof form, cladding and faded glory of its appearance. The design of the house to make use of its site gives it a particular character that sets it apart from any other house in the vicinity.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The house is one of a number that make a big contribution to the townscape at the end of Shannon Street. The area contains much of visual interest and character, because of the combination of Victorian and Edwardian houses on established sloping sections. This particular house makes an overlooked contribution to the area because of its location and orientation and its unencumbered views east.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The streets, lanes and walkways on the hillside above upper Hawker Street form one of the most interesting streetscapes in Wellington. The steep sites, views, maturing vegetation, fences, paths and houses all contribute to this special character.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The association of the house with World War I casualty John Keir gives it some modest historical interest.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important*

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construction methods or use of materials?

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

This is an unusual house, specifically designed and oriented for its site. This location has also allowed the house to remain unencumbered by any other structures, so it can be largely read – minus its changes – as it was when it was built.

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.

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## 4.0 References

CT WN124/197, CT WN147/297, Land Information New Zealand

Deeds Index - Town of Wellington - Folio 355 to Folio 711, Record No.: 1 Part 2, Town Acre 402, Archives New Zealand

*Evening Post*, 29 August 1898, 6 November 1917

Habitation Index, Wellington Central, 1981-2015

*New Zealand Post Office Directory*, 1898-1979

*Wellington City Archives*

B13605; 2 Kennedy, conversion-dwelling to flat - 12 Jan 1935, 00514:6:4, Sheets 53, 64 [Ward Map 1900]

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## House

4-6 Levy Street



Photo: M Kelly 2016

### Summary of heritage significance

This building has historical significance for its association with William Cable, who was one of the country's foremost foundry operators and his company made a major contribution to the country's development through its manufacturing work. A complicated series of changes to the house in the period after Cable's death has robbed the building of some of its Victorian charm but the house does represent a surprisingly successful attempt at melding disparate periods of architecture.

District Plan:	N/A
Legal Description:	Lot 15 & Lot 16 DP 240, Lot 6 A Plan 533
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	Knighton House
	1883                      Constructed 1883
Key physical dates:	1895-96                Two-storey addition made to rear of house.
	Entrance porch built on east side.
	Pre-1910                Masonry wall built on front boundary.

	1922	Garage built at west end of property boundary.
	1926	House extended on east elevation. New gable added to front elevation and washhouse added to eastern boundary. Party wall built through middle of house.
	1927	House extended at east end. Gable added to front elevation to match the other end of the house. Two storey addition made to east end. Two garages built at east end of property boundary.
	1940	Internal staircase at rear of house removed and new set of stairs built on outside.
	2003	Partial repile.
Architect / Builder:	Not known	
Former uses:	Dwelling	
Current uses:	Flats	
Earthquake Prone Status:	Not EQP	

Extent:

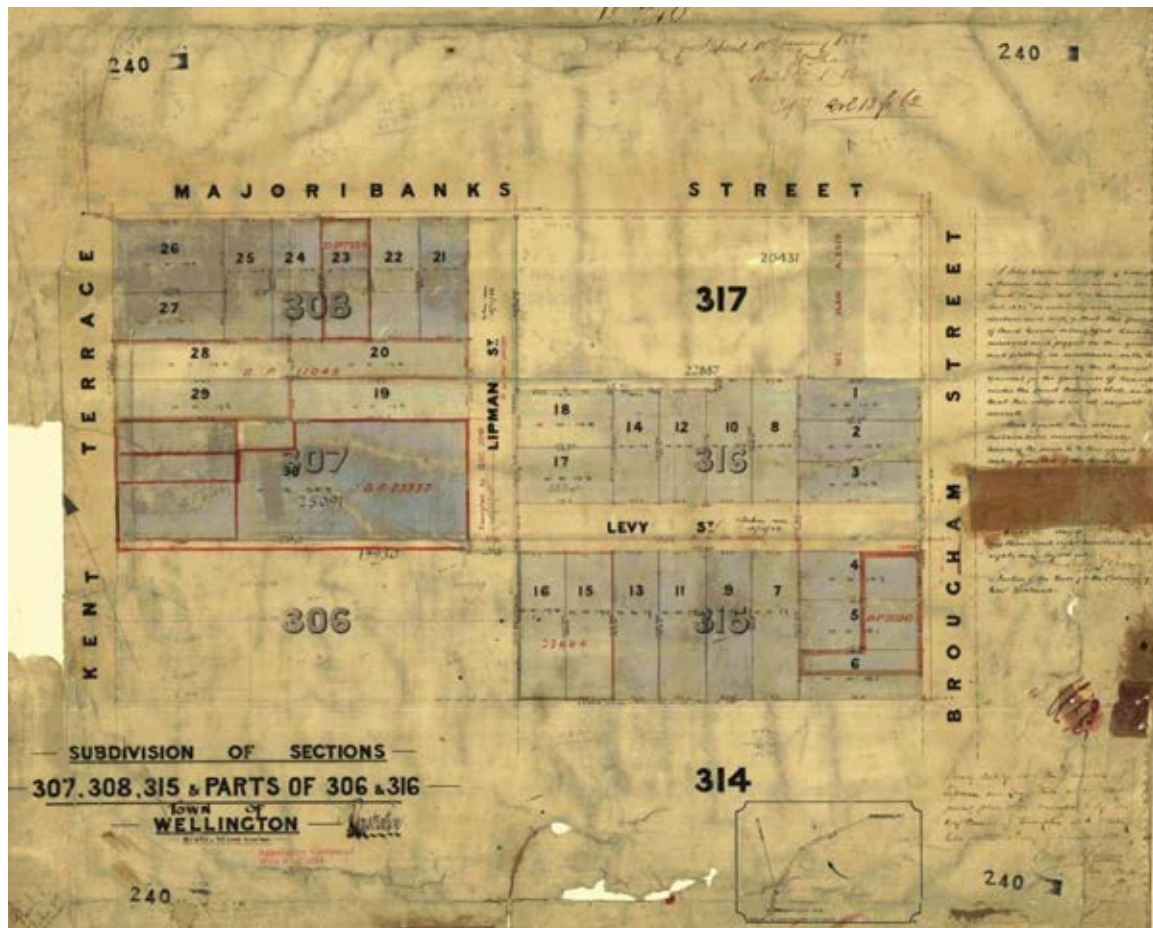




## 1.0 Outline History

### 1.1 History

This house was built for Edward Wilson, a wine merchant, in 1883. It occupies part of Town Acre 315, which was purchased by boot importer and merchant Lipman Levy (1823-1880) in 1866.<sup>1</sup> The executors of his estate, Joe Dransfield (Wellington's second mayor) and Isaac Phillips, sold Town Acres 307, 308 and 315 and part of 316 in 1881. As part of this subdivision, two streets, Levy and Lipman Streets, were formed.



DP 240, January 1882, showing the formation of Levy and Lipman Streets and the subdivision of the town acres that Levy owned. The section numbers were later changed slightly; 4-6 Levy Street occupies 15 and 16 (later 16 and 17). (Land Information New Zealand)

In 1882, Dransfield and Phillips sold sections 16 and 17 on Town Acre 315 to Edward Wilson.<sup>2</sup> It was a popular subdivision; the land parcels sold quickly and houses were built soon after. Wilson built his house the following year – rate books reveal his house first appeared in the 1883-84 year.<sup>3</sup> Nothing is known of the designer and builder of his house. Wilson seems to have lived only briefly in Wellington and by 1884 was on his way to London.

<sup>1</sup> Deeds Index, Map A, Town Acre 315, Archives New Zealand

<sup>2</sup> CT WN23/44, Land Information New Zealand (LINZ)

<sup>3</sup> Borough Council of Wellington Cook Ward Rate Book, 1883-84, Wellington City Archives (WCA)

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The property was sold to Christopher Miles,<sup>4</sup> secretary of the United Importers Company (wine merchants), the company that Edward Wilson was also involved in. It seems likely that Wilson sold his house to Miles because of this association. Miles named the property Knighton House<sup>5</sup> and then transferred it to his wife Annette early in 1885.<sup>6</sup> The Miles only lived in the house for two years before moving to Palmerston North. They initially tried to sell the house in January 1886 and then opted to let it. Finally, in November 1886, it was sold to Margaret Cable, wife of William Cable, the owner of one of Wellington's best known businesses.<sup>7</sup>



The two storey rectangular villa with the two bays is 4-6 Levy Street, 1884, long before additions nearly doubled the size of the house. (BB-2236-1/1-G, Alexander Turnbull Library)

William Cable (1848-1922) was born in Fifeshire, Scotland and came to New Zealand in 1869. He settled in Dunedin and later worked for the Union Steam Ship Company. In 1878, he moved to Wellington to manage the Lion Foundry for E.W. Mills. Three years later, he was appointed managing partner, and when Mills retired in 1883, the foundry became W. Cable and Co. Cable built the foundry into a significant business. He moved the business from Waring Taylor Street to a larger factory in Waterloo Quay. In 1909, he moved the factory again, to even larger premises at Kaiwharawhara. He was a member of the Wellington Harbour Board from 1898 to 1906 and from 1915 to 1921. He was chairman of the board from 1904-05. He was the first president of the Wellington Engineers, Metal Workers, Iron and Brass Founders' Industrial Union of Employers, and a member of both the Wellington Industrial Association and Wellington Employers' Association.<sup>8</sup> After he died in 1922, his business was taken over by his sons. In 1951, the Thames-based business of A & G Price and

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<sup>4</sup> CT WN28/399, LINZ

<sup>5</sup> *Evening Post*, 21 January 1886, p.3. There is a Georgian house in Dorset with the same name. Miles' name for the house did not stick.

<sup>6</sup> CT WN28/399, LINZ

<sup>7</sup> *Ibid.*

<sup>8</sup> *Evening Post*, 10 July 1922, p.6

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William Cable Ltd merged their interests. Cable-Price continues to this day, as a heavy machinery sales, parts and service network (and subsidiary company) for Hitachi Construction Machinery Ltd.<sup>9</sup>

William and Margaret Cable had four sons and three daughters and some of them lived in the house their whole lives. The family made a number of additions to their house during their occupation, doubling its size. The first of these was in 1895-96 with a major addition to the rear, a two-storey extension that incorporated a sitting room and kitchen on the ground floor and bedrooms above. The sitting room included a bay window on the west elevation to match those on the front elevation. An entrance porch on the east side of the house was also added. The architect was Thomas Turnbull. The contractor was Edwards and Palmer.<sup>10</sup>

Two other important additions to the property that still survive are the masonry boundary wall (to Levy Street) which was built some time before 1910, and the garages, one at the west end (1922) and two at the east end (1927). The wall was part-demolished to make room for the garages.<sup>11</sup>



The house, c.1910, showing the 1896 western addition, with bay window. Note the wall on Levy Street, part of which survives today alongside the garages. (BB-2236-1/1-G, Alexander Turnbull Library)

In 1926, in the wake of husband's death, Margaret Cable planned significant changes to the house, presumably – in part – as a response to the change in her circumstances. She applied to extend the house on the east elevation with an addition that ran from the 1896 gable window forward to the front edge of the house. This east wing, which was built by C. Pimock at a cost of £300, appears to have had no architect associated with it. It had a hall and entrance porch on the ground floor and a landing and sun porch on the first floor, linked by an internal staircase. Although the plan does not show a gable on the front elevation, it was presumably added at this time. A washhouse was also added to the eastern

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<sup>9</sup> <http://www.cableprice.co.nz/about/default.aspx> [retrieved 20 February 2017]

<sup>10</sup> 1311; 4 Levy Street, additions to dwelling - 11 Sep 1895, Wellington City Archives (WCA)

<sup>11</sup> A120; 4 Levy Street, Erect motor garage - 15-May-22; B03276; 4a Levy Street, 2 Garages - 12-Aug-27, WCA

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boundary. Most significantly, a wall was built through the middle of the house, separating one side from the other and effectively turning the house into two semi-detached dwellings.<sup>12</sup>

These additions left the house looking somewhat lopsided and, it would seem, the two dwellings were still too large for Margaret Cable, so changes were made to the east wing the following year to create another flat (6a). The house was extended at the east end sufficiently to allow the building of an internal staircase, the formation of a bedroom and kitchenette on the first floor, and a sitting room and another kitchen on the ground floor. Again, no gable is shown in the plan but it was also added to the front elevation to match the other end of the house.<sup>13</sup>

Margaret Cable moved into this flat, which brought the number of dwellings contained in the house to three. Her son William and daughter Isabella (Belle) were living in no.4. That same year, in another extension to the house, a bedroom was added to east side of the house and behind that a two storey addition, with a kitchenette and sunroom on the ground floor and stairs to the upper floor. The purpose of the upstairs room is not stated on plans. The builder was C.F. Hunt and the estimate was £200.<sup>14</sup>

That wasn't the end of the changes. In 1940, the year that Margaret Cable died, the existing staircase in the store and washhouse at the rear of the house was removed and a new set of stairs constructed on the outside (but incorporated into the building) to maintain access to the upper floor. The builder, B. O'Brien, designed the addition. The value of the work was £180.<sup>15</sup> At this stage, it was not clear what this addition was to be used for, but in 1945, partitions were installed to form a self contained flat on the first floor. It contained a dining room, bedroom, kitchenette and bathroom. The builder's name was Barnard and the estimate was £150.<sup>16</sup> This flat was also part of 6 Levy Street (6b) but was not listed in street directories until the early 1960s. The house thereafter consisted of four separate flats (4, 6, 6a and 6b), although the occupants were often not recorded in street directories.

When Margaret Cable passed away, the house was inherited by the Cables' three daughters, only one of whom, the unmarried Isabella (Belle), was living at the house. Her sisters, Catherine Hunter and Maggie Mackay, both lived in Wellington though.<sup>17</sup> Belle Cable took over her mother's old flat (6a). Throughout this period, William Cable jnr., an engineer and still working at the family firm, was living in no.4. A succession of tenants occupied no.6. William Cable died in 1954 and his widow Jean took over the residence. Later the flat was also let to tenants.

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<sup>12</sup> B1611; 4a Levy Street, dwelling additions - 07 Aug 1926, WCA

<sup>13</sup> B3312; 4 Levy Street, dwelling additions and alterations - 28 May 1927, WCA

<sup>14</sup> B3630; 4a Levy Street, dwelling additions - 25 Jul 1927, WCA

<sup>15</sup> B20960; 4a Levy Street, alterations - 30 Sep 1940, WCA

<sup>16</sup> B23897; 4a Levy Street, convert to flat - one extra flat - 23 Mar 1945, WCA

<sup>17</sup> CT WN28/399, LINZ

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When Maggie Mackay died in 1943, her sisters inherited her share of the property. Catherine Hunter died in 1961 and in 1968, Belle Cable followed. The house was sold to Phyllis Morris in 1969.<sup>18</sup> She lived in no.4.

Throughout the period since the death of Phyllis Morris, the four flats have been tenanted. Today only three of the numbers of the flats are shown on the wall of the house. The only recorded change to the house since 1945 was a partial repile / levelling in 2003.<sup>19</sup>

## 1.2 Timeline of modifications (include original plans)

1883	House built.
1895-96	Two-storey addition made to rear of house, containing a sitting room and kitchen on ground floor and bedrooms above. Entrance porch built on east side.
Pre-1910	Masonry wall to front boundary.
1922	Garage built at west end of property boundary.
1926	House extended on east elevation forward from 1896 addition to front edge of house, with hall and entrance porch on ground floor and landing and sun porch on first floor, linked by an internal staircase. New gable added to front elevation and washhouse added to eastern boundary. Party wall built through middle of house.
1927	House extended at east end to allow the formation of a bedroom and kitchenette on the first floor, an internal staircase, and a sitting room and another kitchen on the ground floor. Gable added to front elevation to match the other end of the house. Bedroom formed in ground floor east side of house (with bathroom); immediately behind, two storey addition made to east end, with a kitchenette and sunroom on the ground floor and stairs to upper floor. Two garages built at east end of property boundary.
1940	Staircase in store and washhouse at rear of house removed and new set of stairs constructed on the outside to provide access to upper floor.
1945	Partitions installed to form a self contained flat on the first floor of rear flat.
2003	Partial repile.

## 1.3 Ownership history

1883-1884	Edward Wilson
1884-1885	Christopher Miles
1885-1886	Annette Miles
1886-1940	Margaret Cable
1940-1943	Isabella Cable, Catherine Hunter and Maggie Mackay
1943-1961	Isabella Cable and Catherine Hunter
1961-1969	Isabella Cable, Arnold Jago and Herbert Taylor

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<sup>18</sup> Ibid.

<sup>19</sup> 97728; 4 Levy Street, partial repile and levelling – 2003, WCA

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1969-1999                      Phyllis Morris

#### **1.4      Occupation history**

1883-1884                      Edward Wilson  
1884-1886                      Christopher and Annette Miles  
1886-1922                      William and Margaret Cable and family  
1922-1926                      Margaret Cable, William and Jean Cable, Isabella Cable  
1926-1940                      Margaret Cable (6a), William and Jean Cable (4), Isabella Cable;  
Charles Galwey (1930), Mrs H Smith (6, 1931), Mrs A Mellor (1934),  
Ortin Mangin, accountant (1939)  
1940-1969                      William and Jean Cable (4, Jean Cable from 1961), Isabella Cable (6a);  
Ortin Mangin (1941), James Suiter, clerk (1946-1950), William Evison,  
medical practitioner (1955), Les Barron, painter (1959-1967), Nina  
Myers (6b, 1961)  
1969-1980                      Phyllis Morris (4), John Ardagh (6, 1975), Dale Carran (6b, 1975),  
Hazel Atkinson (6, 1978), W Sinclair (6a, 1978), Geoff Bray (6b, 1978)

#### **1.5      Architect**

Not known.

#### **2.0      Physical description**

##### **2.1      Architecture**

This house is the outcome of a series of additions that transformed a Victorian villa into what is effectively a multi-apartment block. As a result, there is no one clear style to the house; it is a hybrid of Victorian and 1920s architecture, with casement windows contrasting with the earlier rusticated weatherboards, bay windows (with double-hung sashes) and eave brackets.

The house is almost entirely two-storey, with pitched corrugated iron clad roofs – a mixture of hips and gables, with the latter on the front elevation. The extension right at the rear of the house has a mono-pitched roof. The west gable seems to be purely for show – the gable is only a few metres wide and abruptly drops to a lower pitched roof immediately behind. The Victorian core of the house is clear from above; a typical U-shaped hipped gable. There is another gable end on the east elevation, just past the entrance porch.

Divided in two by a party wall, the main elevation is nearly, but not quite symmetrical. The east wing extends slightly forward of the rest of the main elevation and the detailing beneath the gable is markedly different (the paired eave brackets are not continued). There is a shingled window hood above the ground floor casements. The Victorian portion of the house is very obvious with the bay windows on the ground floor and the double-hung sashes above. The windows on the other elevations are generally casements or double-hung sashes. The bay window on the ground floor west elevation (1896) remains partly intact, hard up against the 1926 addition.

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The house is a rambling collection of wings and add-ons, the relative neatness of the front facade a contrast to the organic layout behind. The property is completed by the garages, separated by the masonry wall, itself well over 100 years old.

## **2.2 Materials**

Timber – joinery, framing, external cladding

Corrugated iron – roof

Concrete – piles (some)

## **2.3 Setting**

No.4-6 is the largest and most imposing house in Levy Street, a side street that forms a right angle with Lipman Street between Brougham and Majoribanks Street. The street has an open aspect and all the houses are easy to view. The slightly elevated site gives this house more visibility. Despite the size of the house the property still has open space, containing lawns and trees, in front and behind the house.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This curious amalgam of Victorian and post-Edwardian architecture works on an elemental level because some care was taken in merging the styles and forms of the building. This work does not appear to have been undertaken by architects, so the outcome is all the more remarkable for that.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

This house is a landmark and a significant contributor to the streetscape because of its size and the prominent architectural features it possesses, but its location on a Mt Victoria side street means that it isn't as well-known as it might be.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house is most closely associated with the Cable family and with William Cable in particular, whose achievements in business allowed him to buy this house and later provided the means for his family to expand it significantly. William Cable was a Wellington success story, building up one of the city's most important engineering companies. A successor to that business still bears his name.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.



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**Educational:** Does the item have educational value for what it can demonstrate about aspects of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

**Representative:** Is the item a good example of the class it represents?

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

The majority of this house's external fabric dates from or before 1927. The period 1926-27 saw the biggest alterations to the house, with three separate extensions that changed it irrevocably. With the exception of one more addition in 1940, this is how house has stood since that point. This includes the treatment of the street boundary, which also gained its present appearance in 1927. Given the importance of the 1920s changes, the house may be considered to have high integrity.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

National. William Cable was a figure of national importance and he and his family occupied this house for many decades.

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## 4.0 References

*Evening Post*, 10 July 1922, 21 January 1886

<http://www.cableprice.co.nz/about/default.aspx> [retrieved 20 February 2017]

*Land Information New Zealand*

Certificates of Title WN23/44, WN28/399,  
Deeds Index, Map A, Town Acre 315, Archives New Zealand

*Wellington City Archives*

1311; 4 Levy Street, additions to dwelling - 11 Sep 1895

97728; 4 Levy Street, partial repile and levelling – 2003

A120; 4 Levy Street, Erect motor garage - 15-May-22

B03276; 4a Levy Street, 2 Garages - 12-Aug-27

B1611; 4a Levy Street, dwelling additions - 07 Aug 1926

B20960; 4A Levy Street, alterations - 30 Sep 1940

B23897; 4A Levy Street, convert to flat - one extra flat - 23 Mar 1945

B3312; 4 Levy Street, dwelling additions and alterations - 28 May 1927

B3630; 4A Levy Street, dwelling additions - 25 Jul 1927

Borough Council of Wellington Cook Ward Rate Book, 1883-84

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## House

64 Majoribanks Street



Photo: Michael Kelly

### Summary of heritage significance

This house is historically significant for its association with the Stewart family, the part-founders and long-time proprietors of the Stewart Timber Glass and Hardware Co., (originally Greenfield and Stewart in 1865). The house was occupied by members of the family from the date of its construction in 1928 to 1972. The house was later owned and occupied by noted Wellington surgeon John McIlwaine and wife and family. Architecturally this is a distinguished and elegant house that has a strong street presence in Majoribanks Street. The only notable change to the property in its history was the construction of a garage between the house and road in 1998.

District Plan:	N/A
Legal Description:	Pt. Section 340, Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	N/A
Other names:	N/A
Key physical dates:	1999                      Double garage built 2001                      Toilet and bathroom renovated
Architect / Builder:	William Page
Former uses:	Dwelling
Current uses:	Dwelling

Earthquake Prone  
Status: N/A

Extent:



## 1.0 Outline History

### 1.1 History

This house, completed in 1928, replaced 'two old one-storey houses and sheds'<sup>1</sup> that had stood on the property for 50 years or more. Its construction was part of a development for houses on two properties (62 and 64). The owner was Jemma Stewart (1849-1934), a widow who bought the property from Vera Rigg in 1927.<sup>2</sup> She and her husband Peter had lived in one of the existing houses for a period. The house at no. 64 was designed by local architect William Page, who did considerable work for the family company (see below), and the builder was G.D. Dick. The tender price was £3,586.<sup>3</sup>

When she had the house built, Jemma Stewart was already 77 years old. Her husband, Charles Stewart (1841-1924), was a manager and later director of the Stewart Timber Glass and Hardware Co., founded (as Greenfield and Stewart) in 1865 by Charles' brother James and Robert Greenfield. Initially timber merchants, the firm expanded into glass, iron and steel and became a highly successful enterprise. The business had a substantial landholding on the Te Aro foreshore and this included a large sawmill that was a city landmark for many

<sup>1</sup> B4034; 62 and 64 Majoribanks Street [64 Majoribanks Street], dwelling - 30 Sep 1927, Wellington City Archives (WCA)

<sup>2</sup> CT WN2/187, Land Information New Zealand (LINZ)

<sup>3</sup> B4034; 62 and 64 Majoribanks Street

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years.<sup>4</sup> The company hired William Page to design some of its buildings, along with the Stewart residence. Charles remained a director of the company after he retired. He and his wife had four sons and two daughters, and the family lived for decades at 58 Majoribanks Street, just two doors from the new residence.

It is not known what prompted Jemma Stewart to undertake such an ambitious project at her advanced age but she clearly had the assistance of at least one of her sons, Robert (b.1880), whose name was on the specification before it was crossed out and replaced with his mother's.<sup>5</sup>

The house at 64 was a large and imposing residence in an English Domestic Revival style. Robert Stewart, who was running the family business, was living at the house with his mother and his wife Agnes and their family. After his mother's death in 1934, Robert inherited the house and he and his family remained occupants. When Robert Stewart died in 1950, his widow stayed on in the house until her own death in 1972.<sup>6</sup>

The house was purchased by builders Charles and Michael Rigby who sold it the following year (1973) to surgeon John McIlwaine (1934-2013) and his wife Mary. Wellington-born and bred, McIlwaine was dux of Scots College in 1950 and trained as a doctor. He was a house physician and surgeon and then surgical registrar at Wellington Hospital before briefly going into general practice in 1961. He then did postgraduate training and experience in London for five years before returning to Wellington. He worked full-time at Wellington Hospital in surgery and teaching until 1970 when he became a visiting general and paediatric surgeon. He retired in 1999.<sup>7</sup>

## 1.2 Timeline of modifications (include original plans)

1999	Double garage built (designed by Dunning Thornton engineers)
2001	Toilet and bathroom renovated (Novak and Middleton, architects).

## 1.3 Ownership history

1928-1934	Jemma Stewart
1934-1950	Robert Stewart
1950-1972	Agnes Stewart
1972-1973	Charles and Michael Rigby
1973-1995	John and Mary McIlwaine

## 1.4 Occupation history

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<sup>4</sup> *Evening Post*, 20 September 1928, p.7

<sup>5</sup> B4034; 62 and 64 Majoribanks Street

<sup>6</sup> *New Zealand Post Office Directory*, 1928-1972

<sup>7</sup> Biographical information courtesy of Wellington Hospital senior medical and dental staff archive. See <http://www.ccdhb.org.nz/about-us/history/wellington-hospital-smo-archive/appointments-made/1961-1980/surgery-related-specialties/general-surgery/mcilwaine-john/> [retrieved 1 February 2017]

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1928-1934	Jemma Stewart, Robert and Agnes Stewart and family
1934-1950	Robert and Agnes Stewart and family
1950-1972	Agnes Stewart and family
1973-1995	John and Mary McIlwaine

## **1.5 Architect**

William Page (more information needed)

## **2.0 Physical description**

### **2.1 Architecture**

This two-storey, brick house is an English Domestic Revival design, albeit in a relatively formal, almost austere fashion. In plan, the house is essentially square with two wings, one on the front elevation, with a pitched roof, and another on the rear, with a hipped roof. There is a small gable on the east elevation. The front wing has projecting double height bays of what appear to be small-paned casement windows. The other windows are similarly treated, although they are informally arranged across the other elevations.

The roof is clad in Marseille tiles and the gable ends are clad in timber. There are two red brick chimney stacks. The walls are mainly local red brick, but use is made of another darker brick to pick out quoins, string courses, arches over openings and cornices. This adds a decorative element to what would otherwise be unrelieved surfaces. The ground floor on the front elevation opens out on to the roof of the 1998 garage, which replaced a two-tiered garden.

The house has had no recorded alterations to the interior although it seems unlikely that no changes have taken place. When first built the house was traditionally arranged, with dining and living rooms, kitchen, laundry and one bedroom on the ground floor and bedrooms, study and a bathroom on the first floor.

### **2.2 Materials**

Timber – framing (part), joinery, gable end cladding

Brick – house walls, chimneys, retaining and boundary walls

Concrete – foundations and floor, laundry and wash house roof

Marseille tiles – roof

### **2.3 Setting**

Majoribanks Street runs uphill in a gully between two ridges on Mt Victoria; soon after it passes no.64 – about halfway along – the street becomes steeper. In the vicinity of no.64, the area is well established with mostly Victorian-era houses, two-storey on the south side, largely single storey on the north side. No.64, like its companion at 62, is a more modern house by comparison. The garage at the front of the property interrupts views of the house

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from the street but it is still a prominent structure in an area where most houses are on generous sections and highly visible.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This is a dignified and elegant example of English Domestic Revival architecture. The detailing and use of materials is particularly fine. It is virtually unchanged on its exterior and therefore very much speaks of the period it was built in – the 1920s.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

This is a large and imposing house and a significant contributor to the streetscape. With the exception of its neighbour at 62, this house does not necessarily reflect the overall character of the street or other parts of the suburb.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

No.62, next door, was built for the Stewarts and designed by William Page at the same time as 64. Although it is not as successful a design, it shares significant characteristics and a common history. Together the houses make a fine pair.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

This house has a direct link with the Wellington company of Stewart Timber Glass and Hardware Co. through its builder, Jemma Stewart, who was the widow of the company's former manager Charles Stewart. The firm was founded as a timber merchants, in part, by Charles Stewart's older brother in 1865 and through its diversification into glass, iron and steel it became an important local company. The company's favoured architect, William Page, was also hired to design the house. Robert Stewart, Charles and Jemma's son, who also lived at the house, was later a director of the company as well.

The house is also associated with John McIlwaine, a highly influential and successful surgeon, who was born and bred in Wellington and spent much of his working career in the city. He and his wife lived at the house for over 20 years.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*



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**Scientific Value:**

**Archaeological:** Does the item have archaeological value for its ability to provide scientific information about past human activity?

**Educational:** Does the item have educational value for what it can demonstrate about aspects of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

**Representative:** Is the item a good example of the class it represents?

This house is certainly a more than credible example of English Domestic Revival architecture transplanted to New Zealand – at the more formal end of the genre.

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

The house is built primarily of brick, so understandably it has had very few external changes bar the construction of the garage in the grounds in the front of the house. It is therefore – externally at least – a highly authentic structure from the point of its construction.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local.

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## 4.0 References

*Wellington City Archives*

B4034; 62 and 64 Majoribanks Street [64 Majoribanks Street], dwelling - 30 Sep 1927

59926; 64 Majoribanks Street, new triple garage – 1999

78260; 64 Majoribanks Street, refurbishment of existing bathroom and two WCs – 2001

Biographical information of Wellington Hospital senior medical and dental staff.

<http://www.ccdhb.org.nz/about-us/history/wellington-hospital-smo-archive/appointments-made/1961-1980/surgery-related-specialties/general-surgery/mcilwaine-john/> [retrieved 1 February 2017]

CT WN2/187, WN39B/139, Land Information New Zealand (LINZ)

*Evening Post*, 20 September 1928

*New Zealand Post Office Directory*, 1928-1972

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## House

98 Majoribanks Street



Photo: Michael Kelly, 2017

### Summary of heritage significance

This house is a rare, extant survivor from the 1870s. It was built as a modest working class cottage by Richard Edwards, a successful building contractor, and extended frequently over the years to the point where it is difficult to see the original house. Nevertheless, parts of the original house are still intact, as is the general property, the boundaries of which have changed little over its life.

District plan:	N/A
Legal description:	Pt Section 365, Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	1873 House built
	By 1885 Extension to rear of west wing; outbuildings (possibly)
	By 1892 House extended to rear of east gable; house reaches the current extent of its southern footprint
Key physical dates:	By 1909 Verandah built on west elevation
	1909 Extension to north elevation incorporating arched glazing
	n.d. Verandah on west elevation infilled
	1947 House divided in two; bedroom partitioned and converted into a bathroom and storeroom and lounge wall opened up on onto west

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		verandah and door closed off
	1951	Retaining wall built on street boundary
	1967	Lounge with flat roof added to north elevation
Architect / Builder:	Not known	
Former uses:	Dwelling	
Current uses:	Dwelling	
Earthquake prone status:	Not known	

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built about 1873 by Richard Henry Edwards (1838-1918). He acquired the land, part of Town Acre 365, from William Dorset, a well known early settler, land owner and politician. The house he built remained in the Edwards family until 2014.

Richard Edwards was born in Launceston, Tasmania and it was there, in 1860, that he married Harriet Clarke (1841-1882). About 1862, the family moved to the Otago goldfields, where Edwards was presumably seeking his fortune. They moved to Wellington in 1866.<sup>1</sup> The couple had 11 or 12 children, at least six of whom were born in New Zealand.<sup>2</sup> Edwards was a builder by trade and he kept a yard in Johnston Street for some years. The family history is that Richard Edwards built his house in 1866,<sup>3</sup> but this is probably incorrect. There is no reference to Edwards in Majoribanks Street in rate books or any other source until the second half of 1873. Prior to this he was living in Tinakori Road. Edwards may have taken over a property with an existing dwelling, but the evidence suggests he did not.<sup>4</sup> Town Acre 365 itself was popular; by 1878 there were already six houses on the section.



The Edwards' house about 1885, with the family washing drying on the grass. The outbuilding to the rear survives to this day. A 1966 plan shows that it contained a workshop, laundry and bathroom. (1-2-116534-F, c1885, ATL)

Harriet died in 1882, aged just 41, but Edwards married again, in 1885, to Mary Francis, and had four more children. His second wife's family was also originally from

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<sup>1</sup> *Dominion*, 10 September 1918, p.4

<sup>2</sup> Richard Henry Edwards Profile, Wikitree [https://www.wikitree.com/wiki/Edwards-14026, retrieved 20 December 2016]

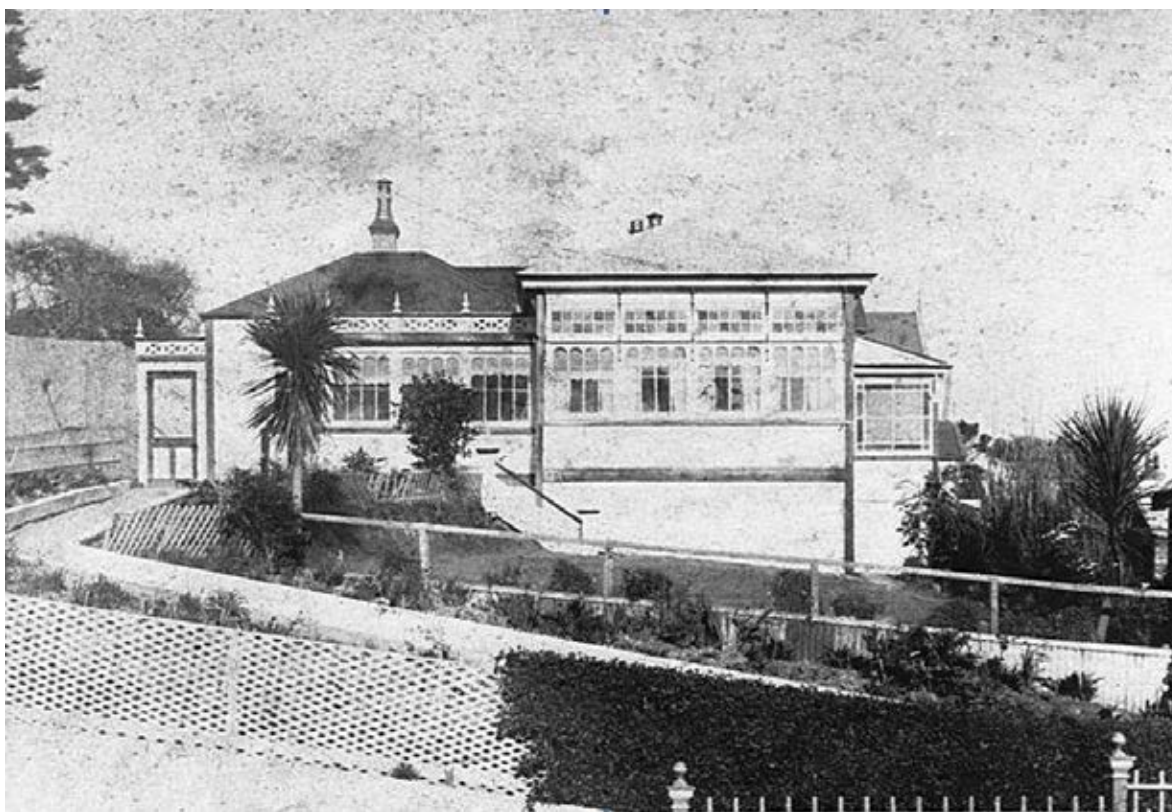
<sup>3</sup> *Dominion Post*, 23 January 2014

<sup>4</sup> Wellington City Council, Te Aro Ward, Rate Book 1873-74, Wellington City Archives (WCA)

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Launceston (her father John Francis was a building contractor), although they had since moved to Melbourne.<sup>5</sup> Richard Edwards eventually had 15 or 16 children, at least 13 of whom made it to adulthood.

In 1892, the house was the focus of public attention when someone smashed the front door of the house in while the family was out. The *Evening Post* commented, 'as the house stands about 100 ft back from the street, the damage can hardly have been other than deliberate.'<sup>6</sup> Edwards offered a reward of £3 for information that led to the vandal's conviction.<sup>7</sup> In 1898, Edwards was appointed a Justice of the Peace.<sup>8</sup>



The house, with elaborately glazed verandahs and a more formal garden. This was probably taken in or post-1909 as it shows the glazed extension to the bedroom shown in 1909 plan. The house clearly demonstrated Edwards' pride in his workmanship. The path and corrugated iron fence shown here still existed in 2016. (Edwards/Shallard Family Collection)

In 1906, Edwards (most probably in the company of his wife) returned to Australia for a six-week holiday.<sup>9</sup> His visit to Launceston was the first for 26 years. His trip was, in part, made possible by the decision to give up his business, which he sold to Brown and Johnstone that same year.<sup>10</sup> He kept working as a sole tradesman and retained his duties as a JP. In 1909 came the first recorded change to the house – an extension to a bedroom on its north elevation, designed by Edwards himself<sup>11</sup> – although it had had several additions by that time. As Edwards was a builder, this is hardly surprising. The house –

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<sup>5</sup> *Evening Post*, 21 February 1885, p.2

<sup>6</sup> *Evening Post*, 6 August 1892, p.2

<sup>7</sup> *Evening Post*, 6 August 1892, p.3

<sup>8</sup> *Evening Post*, 28 May 1898, p.5

<sup>9</sup> *Evening Post*, 14 April 1906, p.4

<sup>10</sup> *Evening Post*, 12 June 1906, p.7

<sup>11</sup> 8356; 98 Majoribanks Street, additions - 16 Apr 1909, WCA

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up to the point of his death – had his stamp all over it. In 1910, soon after celebrating her silver wedding, Mary Edwards passed away, at the age of 56.<sup>12</sup> Her widower returned for a trip to Tasmania the following year.



A detail from a larger panorama, taken about 1910, showing the open verandah on the west elevation of the house and the outbuildings behind and what appear to be glass houses (now gone). (Charles Sydney Smith, 1/1-019587-G, ATL)

A much heralded sale of his house and furnishings by Edwards in 1914 appears to have ended up with the house staying in the family. His daughter Ada and husband Thomas McNee and their family moved into the house to look after him. Ada retained ownership of the house after her father's death. She planted a pohutukawa to block out the view of the road in 1922 and today it dominates the section and largely obscures the house from the street.

Thomas McNee died in 1925 and Ada followed him in 1934. The executors of her will transferred the house to her children Winifred and Noel, in 1935. In 1940, their sibling Harold was also given a share of the house.<sup>13</sup> Noel, a joiner, married Joyce McNabb in 1946 and they had two daughters Noelene (b.1948) and Jocelyn (b.1951), who were brought up in the house. So, Winifred and Harold lived in one half of the house, while Noel and his family remained in the other half.<sup>14</sup> In 1947, Noel partitioned a bedroom and converted part of it into a bathroom and made a store room out of the remainder. This is assumed to have been undertaken to facilitate the dividing of the house. He also opened up a lounge wall onto the west verandah and closed off a door.<sup>15</sup> In 1951, he built the retaining wall on the street property boundary.<sup>16</sup> In 1967, he added a new lounge to the east side of the north elevation,<sup>17</sup> which had the added effect of obscuring part of the elaborate glazing on the north elevation. This represents the extent of the current footprint of the house.

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<sup>12</sup> *Evening Post*, 12 April 1910, p.7

<sup>13</sup> CT WN347/6, Land Information New Zealand (LINZ)

<sup>14</sup> *Dominion Post*, 23 January 2014

<sup>15</sup> B26149; 98 Majoribanks Street, dwelling alterations - 3 Sep 1947, WCA

<sup>16</sup> B32051; 98 Majoribanks Street, retaining wall - 7 Nov 1951, WCA

<sup>17</sup> C20806; 98 Majoribanks Street, dwelling additions - 24 Nov 1966, WCA

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Harold McNee died in 1971 and his share passed to Winifred, and when she died in 1976, her share went to Noel. Noel McNee, who had made caskets as part of his cabinet making business, took a sharp career turn late in his life. He began working with Lychgate Funeral Services in 1972 and, after eight years of training and working, was admitted to membership of the New Zealand Embalmers Association (NZEA). Noel died just two years later, in 1982. His dedication to pursuing his late-life career change led the NZEA to inaugurate the Noel McNee Memorial Award for Highest Practical Embalming Excellence.<sup>18</sup>

His widow Joyce continued to own and occupy the house, together with George Stuart, who had been living in the house before Noel McNee died and was an executor of Harold and Winifred's wills. Joyce McNee moved to a retirement home in Auckland in 2013. In the interim her grandson Paul Shallard briefly lived in the house, making him the fifth generation of the family to occupy the house.<sup>19</sup> Jocelyn and Bruce Shallard put the house on the market in 2014, when it was bought by the present owners.

## 1.2 Timeline of modifications

1873	House built
By 1885	Extension to rear of west wing; outbuildings (possibly)
By 1892	House extended to rear of east gable; house reaches the current extent of its southern footprint
By 1909	Verandah built on west elevation
1909	Extension to north elevation incorporating arched glazing
n.d.	Verandah on west elevation infilled
1947	Bedroom partitioned and converted into a bathroom and storeroom to allow house to be divided in two. Lounge wall opened up on onto west verandah and door closed off
1951	Retaining wall built on street boundary
1967	Lounge with flat roof added to north elevation

## 1.3 Ownership history

1873	Richard Edwards
1914	Ada McNee
1935	Winifred McNee, Noel McNee
1940	Winifred McNee, Noel McNee, Harold McNee
1971	Winifred McNee, Noel McNee
1976	Noel McNee

## 1.4 Occupation history

1873	Richard Edwards and family
c.1914	Richard Edwards with Ada and Thomas McNee and family

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<sup>18</sup> NZEA, *The First Twenty Five Years* (First Edition), p.28 [www.nzembalmers.org.nz/files/2113/8550/4583/NZEA\_magazine.pdf, retrieved 21 December 2016]

<sup>19</sup> *Dominion Post*, 23 January 2014



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1935	Winifred McNee, Noel McNee, Harold McNee
1946	Winifred McNee, Harold McNee / Noel and Joyce McNee and family
1971	Winifred McNee / Noel and Joyce McNee and family
1976	Noel and Joyce McNee (with George Stuart)

## 1.5 Architect

Not known, but probably Richard Edwards

## 2.0 Physical description

### 2.1 Architecture

This house, with its various additions and internal wall changes, is somewhat hard to define stylistically. Its colonial origins have been buried somewhat by later changes. At its heart is a Victorian cottage, the main gable running north-south (the east wall of the house is part of this original portion) with a wing extending west. There were likely to have been verandahs on one or more elevations (they were there by 1885 anyway). Outbuildings to the rear were in place by 1885 and may have been built much earlier.

The subsequent changes have well over doubled the size of the house. It is principally composed of two main gables that run north-south and the house is likewise divided internally into two sides. There is a flat roof extension (a living room, 1967) on the north end of the east gable. There remains evidence of the original west wing in the roofline and gable ends. Verandahs have been incorporated into the external building fabric on the north and west sides. The weatherboards are largely rusticated while there is a mixture of windows; most date from the second half of the 20<sup>th</sup> century. The roof is corrugated iron and there is one chimney – near the middle of the house. The arched glazing that was such a feature of the house from the late 19<sup>th</sup> century is still partly intact on the north elevation.

Internally, the house has a central corridor, with 13 rooms extending off it – mostly bedrooms and living rooms. The corridor does not run down the length of the house and it takes a pronounced kink as it nears the rear. The main entrance is on the east side and there is a rear exit.<sup>20</sup> The outbuildings – two separate structures abutting each other – are very close to the rear of the house. The larger of the two (east) has a pitched roof and the other a flat roof.

### 2.2 Materials

Timber – external weatherboards, framing, joinery

Concrete – foundations (part)

Brick – chimney

Corrugated iron - roof

### 2.3 Setting

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<sup>20</sup> See plan of house layout in:

<http://leaderswellingtonrealestate.co.nz/propertydetails?id=10116750> [retrieved 15 May 2017]

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Set back a long way from the street, this house makes use of its elevated site and a buffer of lawn on its west side to enjoy broad views over Te Aro and the city. The house is very difficult to see from the street, partly because of a large pohutukawa on the street boundary. The house is reached through an established garden via a path formed most likely in the early 20<sup>th</sup> century.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

There are hints of the house's 19<sup>th</sup> century origins in some of its detailing and form, particularly the glazing on the north-west corner, but it is not readily apparent from all vistas.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The house has a limited impact on the street because it is set so far back, but the overall impact of the property (the boundary wall, street and set back house) suggests a house of some age. It is a tangible reminder of Majoribanks Street's past appearance and arrangement.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

Richard Edwards was a figure of minor historical importance in 19<sup>th</sup> century Wellington.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

Edwards' house and property are a link with Majoribanks Street's early history and a reminder of the role the street played in the settlement of Mt Victoria. It was the suburb's most populous street in the initial wave of development and a place where working class people could live close to but separate from the town.

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

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**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

The core of the house constitutes an example of an early Mt Victoria house and has some rarity value for that.

**Representative:** Is the item a good example of the class it represents?

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local. This is an early Mt Victoria house that has survived, albeit with a number of changes. It is closely associated with building contractor Richard Edwards, a man of modest status in 19<sup>th</sup> century Wellington. [Has the house changed too much?]

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## 4.0 References

CT WN347/6, Land Information New Zealand

### *Newspapers*

*Dominion*, 10 September 1918

*Dominion Post*, 23 January 2014

*Evening Post*, 12 April 1910, 12 June 1906, 14 April 1906, 21 February 1885, 28 May 1898, 6 August 1892, 6 August 1892

### World Wide Web

<http://leaderswellingtonrealestate.co.nz/propertydetails?id=10116750> [retrieved 15 May 2017]

NZEA, *The First Twenty Five Years* (First Edition), p.28

[[www.nzembalmers.org.nz/files/2113/8550/4583/NZEA\\_magazine.pdf](http://www.nzembalmers.org.nz/files/2113/8550/4583/NZEA_magazine.pdf), retrieved 21 December 2016]

Richard Henry Edwards Profile, Wikitree [<https://www.wikitree.com/wiki/Edwards-14026>, retrieved 20 December 2016]

### *Wellington City Archives*

8356; 98 Majoribanks Street, additions - 16 Apr 1909, WCA

B26149; 98 Majoribanks Street, dwelling alterations - 3 Sep 1947, WCA

B32051; 98 Majoribanks Street, retaining wall - 7 Nov 1951, WCA

C20806; 98 Majoribanks Street, dwelling additions - 24 Nov 1966, WCA

Wellington City Council, Te Aro Ward, Rate Book 1873-74, (WCA)

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## House

11 McFarlane Street



Photo: Michael Kelly

### Summary of heritage significance

This building has some architectural and townscape value for its Victorian form and appearance and the contribution it makes to an otherwise much changed area of Mt Victoria. The house has no more than modest historic value, having not been occupied by any persons of great historic note.

District plan:	N/A
Legal description:	Pt Sec 372 Town of Wellington
Heritage Area:	N/A
HNZ Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
Key physical dates:	1893 House constructed 1927 Extension to west elevation n.d. Other unrecorded additions
Architect / Builder:	Not known
Former uses:	Domestic dwelling
Current uses:	Domestic dwelling
Earthquake prone status:	Not EQP

Extent:



## 1.0 Outline History

### 1.1 History (narrative form, include historic images)

This house was built in 1893 for Charles Pierard (1857-1931), a draftsman and musician. The designer and builder are not known.

Pierard bought the land off James Lockie, who secured Town Acre 372 in 1879 and began selling off sections in 1888. Pierard bought his section in October 1892.<sup>1</sup> The property has always had a right-of-way to Prince Street. Pierard's house sat right in the middle of a substantial section, 37m x 20m, and the two-storey dwelling contained eight rooms.<sup>2</sup> Pierard first worked at the Public Works Department as a junior draftsman and later worked for the Geological and Meteorological Department and the Mines Department before returning to the Public Works Department as chief draftsman in 1909. He retired in 1921 after 48 years of service.<sup>3</sup>

Pierard was a talented musician; an organist and pianist, an exponent of the bagpipes and a singer. He was the organist and musical director for St Andrew's Church for many years. He married Euphemia Bowie, also a singer, in 1885 and they had two children.

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<sup>1</sup> CT WN28/45, Land Information New Zealand (LINZ)

<sup>2</sup> 00514:6:3, Sheet 52, 1900, Wellington City Council (WCC)

<sup>3</sup> *Evening Post*, 1 October 1921, p.6

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The family did not remain at the house for long and in 1899 it was sold to Archibald Park, a veterinary surgeon. Following his death in 1900, the house was transferred to his widow, Marie Park.<sup>4</sup> She remarried, to John Searle, a tailor, in 1901. She subdivided the property in 1906, by which time she and her husband were renting the house out, to, firstly, Caroline Matthews and then brother and sister Lionel and Effie Matthews (possibly related to the former).<sup>5</sup> The Searles returned to the house at some point (about 1920) but they had regular financial issues which placed a significant burden on their marriage. Marie Searle petitioned to end her marriage more than once and John Searle was bankrupted by his own brother in 1920<sup>6</sup> and had to fight off numerous civil cases for the recovery of monies owed in the preceding years.

In 1926, the house was sold to Alexander Coleman, a carpenter. Coleman built a garage on the south-east corner of the property early following year, at a cost of £130.<sup>7</sup> That same year, 1927, he extended the house on its west elevation, overlooking the harbour. The builder, H. Waterhouse, was the designer.<sup>8</sup>

In 1939, Coleman sold more land on the house's northern boundary<sup>9</sup> and then sold the property to Olive Laurie,<sup>10</sup> who is presumed to have lived there with her husband, Percival, although there are other names associated with the house during World War II. These include a Mrs M. Housham.<sup>11</sup> Olive Laurie kept the house until 1952, when it was bought by Robert Jensen, an agent. In 1956, the house was sold to Michael Templeton, a builder.<sup>12</sup> He let the house out, initially to Janet Smith.<sup>13</sup> During this period, council files would seem to suggest that it was in use as a boarding house, although no plans for changes to that end exist. The house was sold to Ronald Evans Ltd in 1965 and let to Walter Thurlow, a seaman. He was followed by Ross Waters. Mechanic Frank Macskasy bought the house in 1971 and then sold it two years later to John Bristed, a company director.<sup>14</sup> Bristed was already occupying the house by then.

## 1.2 Timeline of modifications

1893	House constructed
1927	Garage constructed
1927	House extended on west elevation
1980	House repiled
n.d.	Additions (unrecorded) to north and south elevations

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<sup>4</sup> CT WN65/69, LINZ

<sup>5</sup> *New Zealand Post Office Directory, 1902-1920*

<sup>6</sup> *Dominion*, 27 December 1920, p.4

<sup>7</sup> B02432; 11 McFarlane Street, garage, 21-Dec-26, WCA

<sup>8</sup> B3516; 11 McFarlane Street, dwelling additions - 04 Jul 1927, WCA

<sup>9</sup> CT WN155/130, LINZ

<sup>10</sup> CT WN470/254, LINZ

<sup>11</sup> *Evening Post*, 20 September 1941, p.11

<sup>12</sup> *Ibid.*

<sup>13</sup> *New Zealand Post Office Directory, 1950-1971*

<sup>14</sup> CT WN470/254, LINZ



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### 1.3 Ownership history

1893-1899	Charles Pierard
1899-1900	Archibald Park
1900-1926	Marie Park
1926-1939	Alexander Coleman
1939-1952	Olive Laurie
1952-1956	Robert Jensen
1956-1965	Michael Templeton
1965-1971	Ronald Evans Ltd
1971-1973	Frank Macskasy
1973-1991	John Bristed

### 1.4 Occupation history

1893-1899	Charles and Euphemia Pierard and family
1899-1900	Archibald and Marie Park
1900-1901	Marie Park
1901-1906	John and Marie Searle
1906-1920	Caroline Matthews, then Effie and Lionel Matthews
1920-1926	John and Marie Searle
1926-1939	Alexander Coleman
1939-1952	Olive and Percival Laurie (also, Mrs M. Housham c1941)
1952-1956	Not known
1956-1971	Janet Smith, then Walter Thurlow (from 1967), Ross Waters (1971)
1971-	John Bristed, then John Bristed, Alison Bristed (Franks)

### 1.5 Architect

Not known.

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## **2.0 Physical description**

### **2.1 Architecture**

This house is, at its core, an Italianate villa. In its original form it was a two-storeyed house, composed of two abutting wings (at 90 degrees), with a bay window on the north and east elevations. These survive. There was also a verandah on the north elevation, which has since been enclosed. Along with a two-storey addition to the west elevation (1927), there is another addition to the south elevation. The original weatherboards are rusticated, the remainder are lapped. Original windows are double-hung sash; otherwise they are casements or more modern joinery. The roof is corrugated steel and the chimney is brick, rendered.

The internal configuration is not known.

### **2.2 Materials**

Timber framing and weatherboards, internal joinery  
Concrete piles (house), concrete walls and floor (garage)  
Brick chimneys  
Corrugated steel roof (house and garage)

### **2.3 Setting**

The house sits on a relatively generous section with mature trees on the low side of McFarlane Street, in a row of houses that are mostly not as old. The street is bifurcated at this point and the houses on the low side are significantly removed from those above. They are also more intact than those above. Views to and from the house are affected by the presence of the Copthorne Hotel, which occupies a significant portion of land on Oriental Parade and on the slope above. However, views to the north are still available.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

The house is very much of the late Victorian period, particularly in its street side appearance, although it is considerably altered on all other elevations. The house retains some of its original features such as the ground floor bay window and sash windows above on its street elevation.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The house does add character to McFarlane Street, a street that has been significantly altered with the exception of a few areas, including that around no.11. The house is clearly of the late Victorian era and retains enough of its original curtilage to offer a reminder of how the street might once have looked. The house is now difficult to see from most vantage points so it has little townscape value outside McFarlane Street.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The house does form something of a coherent grouping with most of the other houses on the low side of McFarlane Street. They were mostly built within a decade or so of each other and are generally timber clad, two storeys high, with corrugated iron or steel roofs. They mostly retain authenticity in their external appearance.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

Not particularly.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

No.

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific*

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*information about past human activity?*

The house and associated land was occupied in the late 19<sup>th</sup> century and might reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

Not known.

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

### **Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

### **Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

### **Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

To the extent visible from the street the house appears to be a good example of a late Victorian villa.

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The house is not authentic in terms of reflecting its original appearance but there may be some value in its changes, depending on when most of its unrecorded additions and alterations were made.

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***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

No.

**4.0 References**

Births, Deaths and Marriages Online - <https://www.bdmhistoricalrecords.dia.govt.nz/>

Certificates of Title: WN28/45, WN65/69, WN155/130, WN470/254, Land Information New Zealand

*Evening Post*, 1 October 1921, 20 September 1941, *Dominion*, 27 December 1920

*New Zealand Post Office Directory*, 1897-1981

WCC building permits: B02432; 11 McFarlane Street, garage, 21-Dec-26; B3516; 11 McFarlane Street, dwelling additions - 04 Jul 1927, Wellington City Archives

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## House

23 Pat Lawlor Close (23 Brougham Street)



23 Pat Lawlor Close (M. Kelly)

### Summary of heritage significance

This house is one of Mt Victoria's finest, notable as a large, inner-suburban dwelling of refinement and relative authenticity. It forms part of a coherent and picturesque group of houses that front Pat Lawlor Close and it retains its original, elegant gate. It is historically significant for its association with its designer, Guido Schwartz, the skilful German-born architect, its first owner, accountant Charles Stuart, and for the exemplary restoration undertaken in 1980-81 by its then owners Ray and Donna Philpott.

District plan:	N/A	
Legal description:	Part Section 338, City of Wellington	
Heritage Area:	N/A	
HPT Listed:	N/A	
Archaeological Site:	Yes	
Other names:	N/A	
	1898	House built
	c.1930s-70s	Unrecorded internal and external changes to house for flats
Key physical dates:	1978-82	House restored and renovated; addition to south side (separate permit)
	2003	Bedroom, ensuite and second verandah added to west elevation

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Architect / Builder: Architect: Guido Schwartz; Builder: Charles Spurway  
Former uses: Dwelling; flats  
Current uses: Dwelling  
Earthquake prone status: Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built by Charles Spurway in 1898 for Charles Robert Kirkland Stuart (1868-1926), an accountant. It was designed by the successful German-born architect, Guido Schwartz.

Charles Stuart was educated at Wellington College, was a member of the Athletic Football Club and later a keen lawn bowler. He initially worked in Whanganui and after returning to Wellington was appointed secretary of the New Zealand Investment, Mortgage and Deposit Company. He was later appointed a director of the firm. In 1921, he joined the firm of Henry Kember and Son and was a partner in the firm until 1926, when he went into business on his own account as an auditor and accountant.<sup>1</sup> Stuart was the first president of the Incorporated Institute of Accountants, a position he was appointed to in 1894.<sup>2</sup> He married Mary Page, the daughter of Joseph Page, Wellington City Council town clerk and a resident of 28 Austin Street, in 1896.<sup>3</sup> They had two children.



North elevation, Guido Schwartz's plan for Stuart house, 1898. (2896, WCA)

The house sits at the end of a right-of-way off Brougham Street, later named Pat Lawlor Close in honour of the celebrated Wellington writer. The lane was formed after subdivision of Town Acre 338, which was owned (along with other adjoining town acres) for a number of years by businessman William H. Meek (1836-1888). He built a house on Town Acre 338 in the mid-1860s. Following his death his property was transferred to his

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<sup>1</sup> *Evening Post*, 17 August 1942, p.1

<sup>2</sup> *Evening Post*, 29 August 1894, p.3

<sup>3</sup> Births Registration 1896/4314, Births, Deaths and Marriages Historical Records



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wife Ann.<sup>4</sup> In 1898, she sold the rear section to Charles Stuart and the right-of-way was formed at this point along the north side of Town Acre 338.<sup>5</sup> This later gave access to four more sections formed behind 25 Brougham Street (also built in 1898) after the Meek residence was demolished in the early 1900s.

The permit for the house was approved on 20 July 1898 and an advertisement placed in the *Evening Post* in December by Mary Stuart seeking a servant<sup>6</sup> suggests that the house was finished and occupied before the end of that year. Schwartz's specifications for the house reveal that the property could also be accessed from Claremont Grove, which is not possible today.<sup>7</sup> Schwartz's plan also included a washhouse and a gate, and the latter still survives intact.

The Stuarts remained in the house until Charles Stuart's death in 1926. The following year, Mary Stuart sold almost the entire contents of the house in an auction,<sup>8</sup> preceded by the sale of the house, to Maurice Archer, an insurance manager and his wife Beatrice, in whose name the house was held. The Archers held the property for 10 years before it was sold to optician Leslie Bispham and his wife Noreen. Again, the property was in her name. The Bisphams were long-standing owners and occupants. Street directories suggest that they stopped living in the house from the late 1950s, although there must be a suggestion – given the changes to the house during their tenure – that they may have left earlier to allow the house to be turned into flats.<sup>9</sup> Certainly during the latter period of their ownership, the house was used as flats – there were multiple occupiers listed for two decades or so – but there are no record of changes being made for that purpose. The Bisphams finally sold the property in 1979.<sup>10</sup>

There were clearly significant alterations made to the house to accommodate the flats because its new owners, businessman Raymond Philpott and his wife Donna, an amateur theatre administrator, had to make major changes to return the house to a single dwelling and to its original external form and appearance. Architect Grahame Anderson of Toomath Wilson Irvine Anderson described the work as a 'total external and internal rehabilitation',<sup>11</sup> or part-renovation, part-restoration. Plans of the house as it stood in 1979 showed that it had been hugely modified both internally and externally.<sup>12</sup> The Philpott's restoration would have been one of the most extensive projects of its kind for that period in Wellington. The estimated cost was \$30,800, a very significant sum in 1980.

The work involved, among a plethora of tasks, removing external stairs and fire escapes, removing and reinstating internal and external walls and linings, removing windows, refitting old and new windows and doors and other joinery, replicating and fitting plaster mouldings, replicating external sheathing and other architectural features,

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<sup>4</sup> CT WN3-128, Land Information New Zealand (LINZ)

<sup>5</sup> CT WN90-2, LINZ

<sup>6</sup> *Evening Post*, 5 December 1898, p.1. Charles Stuart's parents lived very close by, in Claremont Grove.

<sup>7</sup> 2896; 23 Brougham Street, dwelling - 20 Jul 1898, Wellington City Archives (WCA)

<sup>8</sup> *Evening Post*, 30 May 1927, p.16

<sup>9</sup> See Wises Post Office Directories, 1899-1980

<sup>10</sup> CT WN93/280, LINZ

<sup>11</sup> C55250, 23 Brougham Street, upgrade dwelling - 18 Dec 1980, WCA

<sup>12</sup> *Ibid.*

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building a new stair, installing new kitchens and bathrooms, plus finishing work.<sup>13</sup> A large stained-glass rose window, originally from a church, was also added to the house – on the west elevation. There was a separate application for the demolition of an outhouse and an addition to the south side of the house.<sup>14</sup> The Philpotts lived in the house until they sold it in 1995.

In 2003, another change was made to the house, with a second storey added to the dining room at the south end of the house and a bedroom and ensuite formed. A second verandah was added to the west side of the house alongside this. A new roof was built over the rear single storey wing. The work was designed by Orchiston & Associates and the builder was Heyhoe Builders. A proposed tower room in the middle of the west elevation appears not to have been built.<sup>15</sup>

## 1.2 Timeline of modifications (include original plans)

1898	House constructed
c.1930s-70s	Myriad, unrecorded internal and external changes to house, partly to allow for conversion into flats
1978-82	House restored and renovated; addition to south side (separate permit)
2003	New bedroom and ensuite erected over single storey dining room and second verandah added to west elevation

## 1.3 Ownership history

1898-1927	Charles Stuart
1927-1937	Maurice and Beatrice Archer
1937-1979	Leslie and Noreen Bispham
1979-1995	Raymond and Donna Philpott

## 1.4 Occupation history

1898-1926	Charles and Mary Stuart
1927-1937	Maurice and Beatrice Archer
1937-late 1950s	Leslie and Noreen Bispham
Late 1950s to 1979	Various, including a Mrs Meikle, Fred Macken, James Waites, Mrs Fox, Mrs E Bryce, Ms Errol Whale, Allan Halligan, Dean Allerman, Rangi Ataria, Peter Lamb, Ian Turner, Stephen Wickanden
1979-1995	Raymond and Donna Philpott

## 1.5 Architect

Guido Schwartz (1853–1926) was born in Hamburg, Germany. He was articled to Theo Necker in 1871, working as an assistant in offices in Hamburg, Wiesbaden, Frankfurt, Saarbrücken, and Stuttgart in Germany. He moved to New Zealand in 1879 to join his

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<sup>13</sup> Ibid.

<sup>14</sup> C57539, 23 Brougham Street, dwelling additions and alterations - 6 Nov 1981, WCA

<sup>15</sup> 00078:1135:101168; 23 Brougham Street, additional bedroom and verandah; includes ensuite, 2003, WCA

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brother J.H. Otto Schwartz who was employed as an actuary for the Government Life Insurance Department. Otto later became the company secretary for the Equitable Building and Investment Society and Guido designed their new building on Lambton Quay (which still stands) in 1887. Both Otto and Guido were keen musicians who both later helped found the Wellington Orchestral Society.

Guido Schwartz worked in offices in Timaru and Christchurch until he moved to Wellington about 1886. In 1897, Schwartz had premises in Lambton Quay with a private address of Hawker Street. He later moved to Lower Hutt, but kept his business premises in Lambton Quay.

Schwartz was proposed for membership of the RIBA in 1912 by fellow architects Alfred Atkins, Roger Bacon and Frederick de Jersey Clere. Other buildings by Schwartz on the WCC Heritage Inventory include 360 Lambton Quay, 149 Cuba Street, a row of cottages at 2-8 Footscray Street, a fine house at 23 Pat Lawlor Close and several Wellington hotels.<sup>16</sup>

## **2.0 Physical description**

### **2.1 Architecture**

This large, two-storey Italianate-style house sits, tucked away, at the end of Pat Lawlor Close, in the heart of Mt Victoria. The entrance to the property at the end of the short lane is marked by the original gates. The house sits close to the eastern boundary; the remainder of the land is used as a setting for the three other elevations.

The house is longer on its north-south axis, with the main elevation facing north. The external walls are clad in rusticated weatherboards and roof is corrugated steel. Most of the windows are double-hung sashes, some with segmental arched heads.

The north elevation contains a gable on the east side, with a two-storey verandah alongside. There is a pedimented bay on the ground floor of the gable. There is an entrance into the house via French doors on the verandah. The verandah returns along the west elevation and ends alongside the ground floor entrance porch (the main entrance). To the right of the entrance, on the exterior wall, is an ecclesiastical rose window (added in 1982 and assumed to still be intact). A second verandah continues on along the length of the west elevation, adjoining a second storey bedroom and ensuite, added (with the verandah) in 2003.

The south elevation has external French doors on the ground floor and a single storey mono-pitched addition alongside. The east elevation has a range of double-hung sash and single pane windows.

The interior was not inspected but it is assumed that the general arrangement around a centrally located hallway and staircase is still intact and that in general the house is

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<sup>16</sup> <http://www.wellingtoncityheritage.org.nz/architects/guido-schwartz?q=> [retrieved 13 December 2016]

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divided into bedrooms and bathrooms upstairs and living areas, kitchen, laundry etc. on the ground floor.

## **2.2 Material**

Timber – framing, joinery, external cladding, internal linings (part)

Concrete – piles

Brick – chimneys

Corrugated iron (or steel) – roofs

Membrane coating – second verandah roof

Solid plaster – internal decorative fittings

Tin – pressed metal ceilings

## **2.3 Setting**

This house sits at the end of Pat Lawlor Close, a short no-exit lane off the northern end of Brougham Street. It is also highly visible from the western end of Claremont Grove. It is virtually impossible to see the house from either Austin or Brougham Streets. This sense of seclusion, despite the relative proximity of many other houses, is one of the house's principal features. The house hugs the eastern boundary on a reasonably generous section, so it is surrounded by a garden and mature trees on its west and south elevations and a paved area (for parking) on its north elevation.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

*Architectural:* Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The house exhibits a very high standard of design, detailing and craftsmanship on both the interior and exterior.

*Townscape:* Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

The house is not in a highly visible location but it makes a very strong contribution to its corner of Mt Victoria as a satisfying and picturesque conclusion to Pat Lawlor Close. It also contributes to the townscape at the bottom of Claremont Grove.

*Group:* Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

The row of houses on the south side of Pat Lawlor Close form a coherent, attractive and largely authentic collection of domestic dwellings from a similar period.

##### **Historic Value:**

*Association:* Is the item associated with an important person, group, or organisation?

This house has some heritage value for its association with Charles Stuart, a well-known accountant during the late 19<sup>th</sup> and early 20<sup>th</sup> century, who was a significant figure in the establishment of a professional body for accountants. More latterly, Ray and Donna Philpott's work in restoring the house was something of a milestone at a time when private heritage restoration was still in its formative period.

*Association:* Is the item associated with an important historic event, theme, pattern, phase, or activity?

##### **Scientific Value:**

*Archaeological:* Does the item have archaeological value for its ability to provide scientific information about past human activity?

The land associated with this house was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

*Educational:* Does the item have educational value for what it can demonstrate about aspects of the past?

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**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The collection of houses along Pat Lawlor Close, plus those on the western end of Claremont Grove, form a most interesting housing enclave of late Victorian and early Edwardian housing. The narrow lanes, fences, gates, hedges and trees form a landscape of palpable character.

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

The house is notable for the quality of its finishing – internally and externally – and as an example of a house restored to a high standard. The combination of the house’s late Victorian grandeur on a secluded inner-city suburban setting is probably unique in Mt Victoria.

**Representative:** Is the item a good example of the class it represents?

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

Although the house has had a number of alterations and contains fabric from the restoration and renovation (completed in 1982) and the additions of 2003, it also contains many authentic fine details (a pressed metal ceiling, plasterwork and timber joinery) that date from the time of its construction.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local.

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## 4.0 References

Births Registration 1896/4314, Births, Deaths and Marriages Historical Records

CTs WN3-128, WN90-2, WN93/280, Land Information New Zealand

*Evening Post*, 29 August 1894, 5 December 1898, 30 May 1927, 17 August 1942

Habitation Indexes, 1980-2015

*New Zealand Post Office Directory*, 1899-1980

*Wellington City Archives*

2896; 23 Brougham Street, dwelling - 20 Jul 1898

C55250, 23 Brougham Street, upgrade dwelling - 18 Dec 1980

C57539, 23 Brougham Street, dwelling additions and alterations - 06 Nov 1981

00078:1135:101168; 23 Brougham Street, additional bedroom and verandah; includes ensuite, 2003

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## House

56 Pirie Street



Photo: Michael Kelly, 2017

### Summary of heritage significance

This house has had a rich history that is reflected in its fabric. It is significant for its age – it began life as a cottage in 1874 and was subsequently transformed into a large Victorian villa. It is also significant for its associations with the Tutchten family (early occupants of Mt Victoria), and with William Attack, manager of the NZPA; and for its use as a Russian Orthodox Church for 40 years (until in 1995). The house has had many additions and alterations, but it is possible to read some of the history of the house through those changes. The house's architectural value lies mainly in its north and west facades, which date from 1887. Despite the changes to the verandahs, the house's principal facade retains a significant street presence.

District Plan:	N/A
Legal Description:	Pt Section 324 Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	Dorset House, Russian Orthodox Church
	1874 House built
Key physical dates:	1887 Large, two-storey addition, with one wing and verandah built on front of existing house
	n.d. Cottage or shed built in back yard



Unrecorded additions to rear of house  
 Porch built on front of house  
 Verandahs enclosed (by 1928)

1933 Bathroom and toilet built on posts alongside rear upstairs bedroom

1953 House converted into church, main change the conversion of two front rooms on the east side of the house into one

1960 All flooring replaced in kitchen and corridor and partially in living room, wall and ceiling claddings renovated in kitchen, studs and dwangs renewed, three internal walls demolished and replaced with five partitions, new openings to verandah and corridor, verandah floor lifted to same level as house and put on concrete piles

1995 House repiled

By 2004 Unrecorded changes made to rear of house, including addition to roof of oldest part of house, extension to rear of house (incorporating the 1933 bathroom) and additions to outbuilding

Architect /  
 Builder: Not known

Former uses: Dwelling, Russian Orthodox Church, Flats

Current uses: Dwelling

Earthquake Prone  
 Status: N/A

Extent:

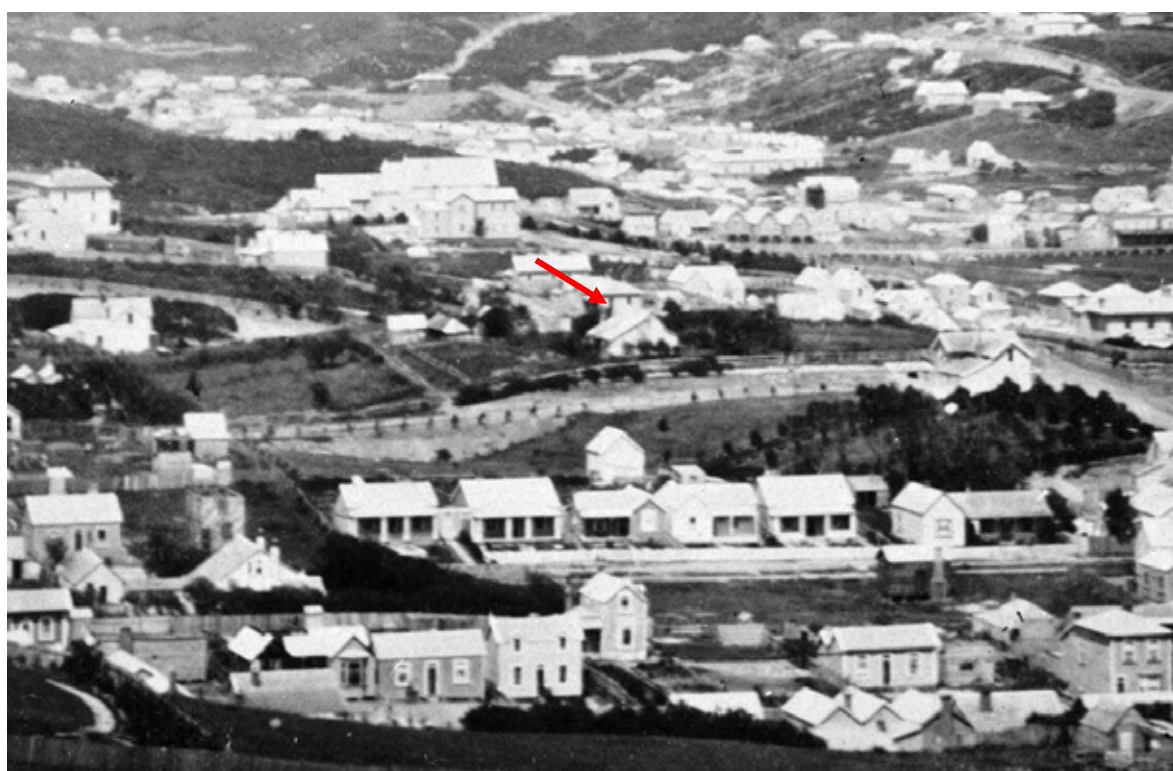


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## 1.0 Outline History

### 1.1 History

This house was built by Sarah Tutchen, wife of the late Peter Tutchen and dates back to 1874. Peter and Sarah Tutchen, then aged 40 and 39, arrived on the *Arab* in October 1841, together with their six children. Their early movements are not known but by 1849 they were farming in Happy Valley.<sup>1</sup> About 1853, the family moved to Brougham Street where they established a small dairy farm for town supply. Peter Tutchen died in 1861 and his widow Sarah Tutchen took over ownership of the farm, which was run by her offspring. One of the town acres occupied by their farm was 324 and it was on this section that Sarah Tutchen built a house in 1874. Rate books reveal that she began paying rates on the house in the 1874-75 year.<sup>2</sup> An image taken in 1878 (see below) shows it was the only cottage on the town acre.



The Tutchen cottage (arrowed), the only building on TA 324, 1878. (PA1-o-041-1, Alexander Turnbull Library)

Photographs also show that the house was a simple cottage, with an asymmetrical roof and, most likely, a verandah on the west elevation.<sup>3</sup> The house was oriented towards Te Aro and the sun and views. Pirie Street was lowered and widened in 1881 or 1882<sup>4</sup> and the cutting battered near the intersection with Brougham Street. A neat path from the

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<sup>1</sup> *New Zealand Spectator and Cooks Strait Guardian*, 25 August 1849, p.2

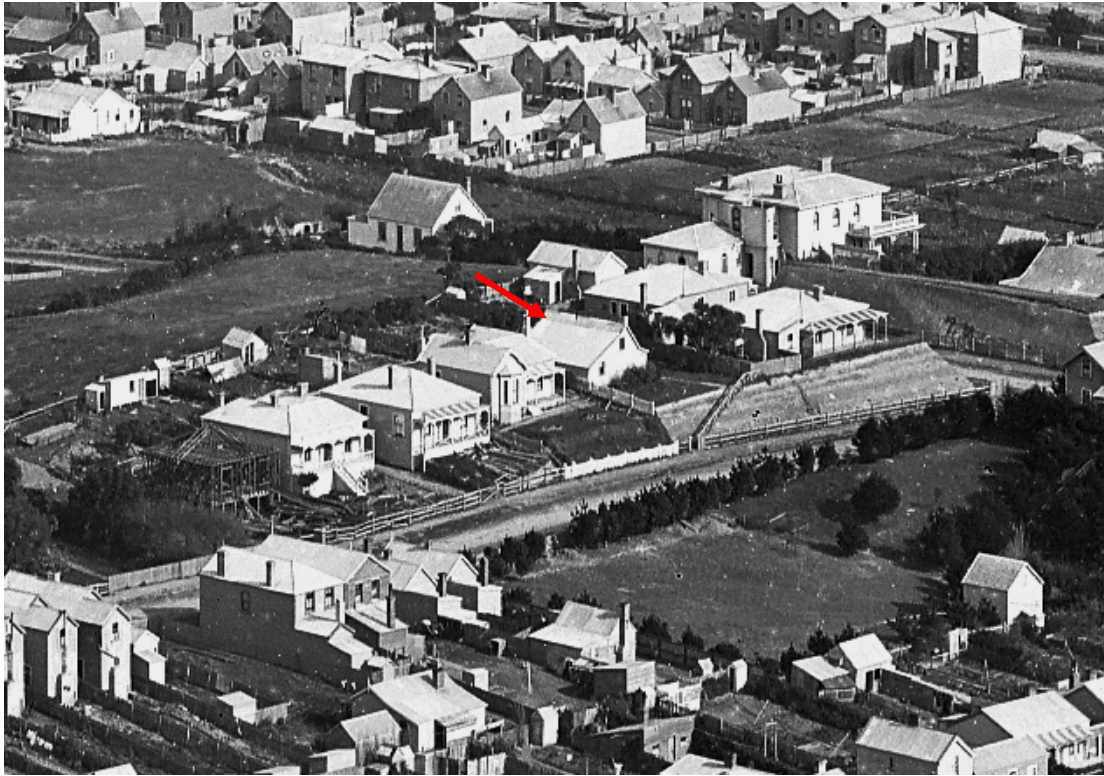
<sup>2</sup> Wellington City Council Te Aro Ward Rate Book, 1874-75, Wellington City Archives (WCA)

<sup>3</sup> This part of the house did have a verandah in 1891, after a large addition was built alongside it. (See 00514:7:3, Ward Map Sheet 62, WCA)

<sup>4</sup> *Evening Post*, 29 March 1881, p.2

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street was formed up to the cottage (all this is visible in a photograph taken in 1884); it survives to this day. The cottage's builder is not known. Who lived in the cottage is not at all clear either. Street directories for Pirie and Brougham Streets at the time are confusing and inaccurate.



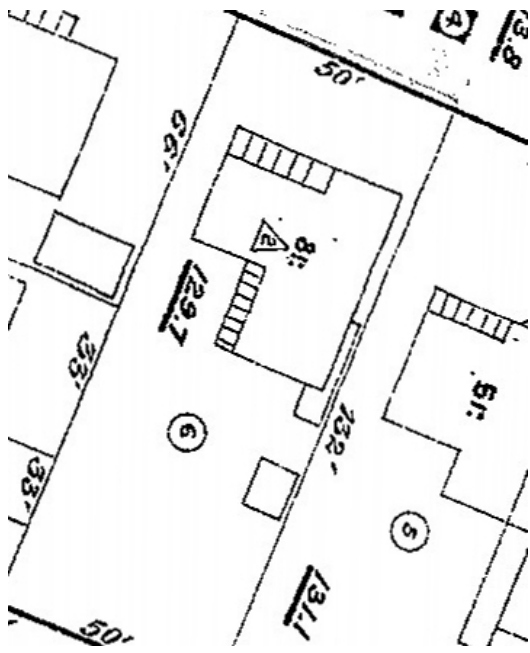
The cottage in 1884, with more houses occupying TA 324. Note the precisely battered slope and path up to the cottage. (BB-2235-1-1-G, Burton Bros 1884, Alexander Turnbull Library)

Sarah Tutchen died in 1882 and the balance of the Tutchen estate, including Town Acre 324, was put up for sale. Eleanor Waters (nee Tutchen), Sarah's daughter, inherited lots 1, 5, 6 and 7,<sup>5</sup> with the cottage occupying Lot 6. Eleanor retained ownership of Lot 6 for the next seven years. In 1887, a jump in the rateable value of the property that year<sup>6</sup> reveals a major change to the house. It was then that a two storey extension, complete with two-storey verandah, was put on the front of the dwelling, construction of which also appears to have required the incorporation of the north end of the original cottage. Aerial views reveal that about eight metres of the original cottage's roof remains visible at the rear of the house. No architect or builder for the work is known.

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<sup>5</sup> Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 324, Archives New Zealand

<sup>6</sup> Wellington City Council Te Aro Ward Rate Book, 1887-88, WCA



The plan of the house in 1891, showing the verandah on the original cottage at the rear of the addition. (00514:7:3, Ward Map Sheet 62, WCA)

Eleanor Waters advertised for tenants for the much altered house, which she had named Dorset House. It took over two months of advertisements before she found a tenant, although who that was is not known. Then, in September 1889, the sale of the house to William Attack was announced.<sup>7</sup> Attack (1857-1945) came to New Zealand as a small boy and his family settled in Christchurch, where he was educated at Christ's College. He joined the *Lyttelton Times* at the age of 18 and became a sub-editor. Then, at the age of 29, he was appointed manager of the United Press Association (later renamed New Zealand Press Association in 1949). The UPA was set up in 1879 by 26 newspapers to provide national and international news for use by member papers. It established a reputation for producing straight news, untainted by bias or commentary. By 1907 the number of

subscribing newspapers was 71. The peak was 74 in 1918. The NZPA remained a viable and important news producer until the 1990s, when the end of city evening newspapers

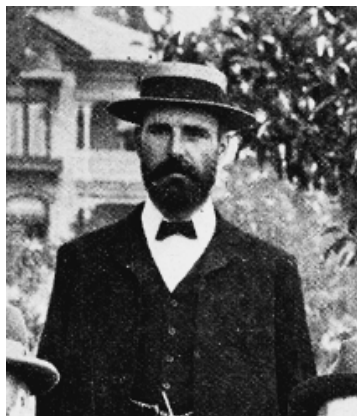


The house in 1897, arrowed. (1-2-107049-F c1897, Alexander Turnbull Library)

<sup>7</sup> *Evening Post*, 22 Nov 1889, p.2

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and small town papers and the rise of the internet led to an aggregation of dailies. It closed in 2011, the victim, paradoxically, of a lessening of competition.



William Attack in 1902.  
(Courtesy, Mt Victoria  
Historical Society)

William Attack was the manager of the NZPA for a remarkable 44 years and was hugely influential in its growth and durability. While managing the organisation he also spent time in the Press Gallery. He was a keen sportsman, representing Canterbury in rugby and cricket. He later became a rugby referee, and was reputedly the first to use a whistle on the field. He married Ada Mackett in 1886 and they had two daughters and one son.<sup>8</sup> Soon after he moved into his new house Attack connected it to the new telephone exchange.<sup>9</sup> In 1890, Ada Attack advertised for a servant.

There are no recorded alterations to the house before 1933, but an image from c.1928 shows that the first floor verandah was infilled by that time.<sup>10</sup> That year, the Attacks had plans drawn up to attach a timber framed and clad bathroom and toilet to a rear upstairs bedroom – essentially an en suite. The structure sat on posts and had a corrugated iron roof with a tank on top. The design appears to be the work of the builder, H. Glendinning. The estimated cost was £170.<sup>11</sup> This extension was incorporated into later (post-1996) additions.

Attack retired from his job in 1930, at the age of 73. In 1937, Ada Attack died, but William had the company of his unmarried daughters, Ethel and Eileen.<sup>12</sup> Following their father's death, the Attack sisters sold the house to the Congregational Church and the Rev. Lloyd Gammon moved in (it was presumably used as a minister's residence).<sup>13</sup> Early in 1953, two years before they actually purchased the building, the Russian Orthodox Church took over the house and converted it into a place of worship. The main change made was the removal of a wall and its replacement with a beam to turn the two front rooms on the east side of the house into one. Plans prepared by the builder (G. Peters) revealed that additions had been made to the rear of the dwelling at some point prior to this.<sup>14</sup>

In 1960, the church undertook more work on the house. The description of that work, which was substantial, stated the intention to renovate all the flooring in the kitchen and corridor and partially in the living room, renovate all wall and ceiling claddings in the kitchen, renovate studs and dwangs, demolish three internal walls and replace them with five new walls, create new openings to the verandah and corridor, lift the verandah floor to same level as the house and put it on concrete piles, replace all electrical wiring and

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<sup>8</sup> *Evening Post*, 17 September 1945, p.6

<sup>9</sup> *Evening Post*, 22 Nov 1889, p.2

<sup>10</sup> See 1/2-059957-F, Alexander Turnbull Library

<sup>11</sup> B12679; 56 Pirie Street, erect bathroom and lavatory - 24 Oct 1933, WCA

<sup>12</sup> *Evening Post*, 17 September 1945, p.6

<sup>13</sup> *New Zealand Post Office Directory*, 1950-51

<sup>14</sup> B34948; 56 Pirie Street, alterations - 20 Aug 1953, WCA

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build a retaining wall on the street boundary. The cost of this work was estimated at £400 by the builder, George Lavrentev, a member of the church.<sup>15</sup> It is very difficult to tell if this work was undertaken in part or full. It is also possible that the church was responsible for enclosing the verandahs, although when this took place is not known.

The Russian Orthodox Church was established to meet the needs of Soviet refugees who arrived in New Zealand post-World War II. Some of these refugees ended up in Wellington and once they were sufficiently organised sought a priest from Australia. In 1950, Father Alexei Godyaev arrived in Wellington, at that time the only Russian Orthodox priest in New Zealand. He ended up staying 40 years in Wellington supporting the community that grew around him. The congregation raised the money to buy 56 Pirie Street and refurbish it from donations and the rent paid by tenants who occupied rooms upstairs. A church council was formed, a choir established and a library set up.<sup>16</sup>

The church stayed for 40 years at Pirie Street. In 1995, it sold the house and moved to Webb Street and later Miramar. The house was repiled in 1995. Significant but unrecorded changes were also made to the rear of the house between 1996 and 2004, including an addition to the roof of the old part of the house, an extension to the rear of the house that incorporated the 1933 bathroom and a new, standalone structure to the rear of that.<sup>17</sup>

## 1.2 Timeline of modifications (include original plans)

1874	House built
1887	Large, two-storey addition, with one wing and verandah built on front of existing house
n.d.	Cottage or shed built in back yard (there was a small outbuilding there in 1892)
1933	Bathroom and toilet built on posts alongside rear upstairs bedroom
n.d.	Unrecorded additions to rear of house Porch built on front of house Verandahs enclosed
1953	House converted into place of worship for Russian Orthodox Church – principal change was the conversion of two front rooms on the east side of the house into one
1960	Significant changes, most notably all flooring replaced in kitchen and corridor and partially in living room, wall and ceiling claddings renovated in kitchen, studs and dwangs renewed, three internal walls demolished and replaced them with five new partitions, new openings to verandah and corridor, verandah floor lifted to same level as house and put on concrete piles
1995	House repiled

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<sup>15</sup> C7732; 56 Pirie Street, church alterations - 06 Dec 1960, WCA

<sup>16</sup> <http://wellington.cerkov.ru/en/about-our-parish/> [retrieved 10 February 2017]

<sup>17</sup> This was gleaned by comparing aerial images from 1996 and 2004 (see WCC Webmap).

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By 2004 Major unrecorded changes made to rear of house, including addition to roof of oldest part of house, extension to rear of house (incorporating the 1933 bathroom) and changes made to stand-alone structure in garden

### 1.3 Ownership history

1874-1882	Sarah Tutchen
1882-1889	Eleanor Waters
1889-1945	William Attack
1945-1947	Trustees of William Attack estate / Ethel and Eileen Attack
1947-1955	Congregational Union of New Zealand
1955-1995	Russian Orthodox Church Abroad Wellington Trust Board

### 1.4 Occupation history

1874-1889	Not known
1889-1937	William and Ada Attack and family
1937-1947	William Attack, Ethel Attack, Eileen Attack
1947-1955	Rev. Lloyd Gammon
1955-1995	Russian Orthodox Church

### 1.5 Architect

Not known

## 2.0 Physical description

### 2.1 Architecture

The present style of this house was established with the two storey gables and verandah addition of 1887, which turned the house from a cottage into a substantial villa. At least part of the original cottage sits behind this. Timber framed and clad, with a mixture of corrugated iron and steel roofs, this house is two-storey on the front and a mixture of heights at the back.

The roof of the main part of the house is a straightforward L-shaped low pitched roof, with gables on the front (north) and west elevations. There is another roof over the infilled verandah. There are finials on both gables. To the rear, a newish extension covers part of the later additions. The pitched roof of the original cottage has a flatter extension emerging from its eastern half. Alongside this, to the west, is a single square hipped roof, again over a newer addition.

The front of the house is highlighted by a curious arrangement of elements. The gable remains as it was, with rusticated weatherboards, a decorative bargeboard, a segmental-arched double-hung sash on the first floor and a bay window on the ground floor. The verandah, on the other hand, has had a complex series of changes. It is, in essence, divided into two parts on each floor; every portion between the original posts is infilled

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with a mixture of glazing (windows subdivided by mullions and transoms) and panelling (on the inside) over the original balustrade. On the taller ground floor a later entrance porch covers over what is assumed to be a continuation of the arrangement on the right hand side. Above, on the first floor, the infill on the left hand side took out some of the balustrade as well.

There are two double-hung sash windows on the east side of the house and a bay on the west elevation; the remainder of the fenestration and cladding could not be observed. The interior was not inspected.

## **2.2 Materials**

Timber – framing, joinery, external cladding

Concrete – foundations

Corrugated steel – roofs (part)

Corrugated iron – roofs (part)

## **2.3 Setting**

Pirie Street is a spacious street with a mixture of one and two storey houses. No.56 sits at a point where the land rises above the road which gives it and the other large houses alongside it additional presence in the street, although this is undermined by the house's somewhat unkempt frontage. There remains a substantial garden at the rear of the house, despite all the additions to the property. The path from the street to the house, a long-standing feature of the property, dates from 1884.



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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

*Architectural:* Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

This house is clearly Victorian in origin and demonstrates its status as a house of some distinction on its main elevation. Despite the many visible changes it still reveals much of its former arrangement and many of its original elements are still in place.

*Townscape:* Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

Despite its faded glory this house still plays a significant role in the Pirie Street landscape. Its size and architectural detailing and patina of age all add much to the street.

*Group:* Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

The most obvious connection this house has is with no.58, which in general terms matches it for age, detailing and size. Together they make a strong contribution to the mid-point of Pirie Street. In addition, there is an historical connection within the row of houses built in Pirie Street on Town Acre 324, mostly in the 1880s, of which no.56 is the oldest.

##### **Historic Value:**

*Association:* Is the item associated with an important person, group, or organisation?

The house is significant for at least three of its associations. It was built by Sarah Tutchin, matriarch of one of Mt Victoria's most important early families and significantly extended by her daughter Eleanor Waters. It was the home of William Attack, the long-standing manager of what became known as the NZPA, an organisation that played a major role in the dissemination of news in the late 19<sup>th</sup> and 20<sup>th</sup> centuries. Its influence was such that it made Attack a relatively well-known individual, a status only enhanced by his long tenure. The conversion of the house into a Russian Orthodox Church is a remarkable shift in use and the 40 years it spent in that role adds much to the social history of the house. The numbers of Russian refugees who came to Wellington were not great but they were sufficient to begin a church-based community, and it survives to this day.

*Association:* Is the item associated with an important historic event, theme, pattern, phase, or activity?

The arrival of Russian émigrés in post-World War II Wellington was an outcome of the extraordinary upheaval that took place in Europe during and after the war. These

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circumstances drove many displaced people to various parts of the world. This house played its part in giving the small Russian community a place to worship and socialise for 40 years.

**Scientific Value:**

*Archaeological:* Does the item have archaeological value for its ability to provide scientific information about past human activity?

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

*Educational:* Does the item have educational value for what it can demonstrate about aspects of the past?

*Technological:* Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

*Public esteem:* Is the item held in high public esteem?

*Symbolic, commemorative, traditional, spiritual:* Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

*Sentiment/Connection:* Is the item a focus of community sentiment and connection?

Some older members of the Russian Orthodox community in Wellington will still have a strong connection to this house; that period is spoken of in fond terms on the church's website.<sup>18</sup> Over time this connection will inevitably decline.

**Level of cultural heritage significance**

*Rare:* Is the item rare, unique, unusual, seminal, influential, or outstanding?

*Representative:* Is the item a good example of the class it represents?

*Authentic:* Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

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<sup>18</sup> <http://wellington.cerkov.ru/en/about-our-parish/> [retrieved 10 February 2017]

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This is a house that has been altered and added to on a number of occasions, so it does have limited integrity. Despite this, the main and side elevations on the front part of the house do retain authenticity, while the changes themselves reveal something of the impact of the house's various owners.

***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local. This house has historic significance for its rich and varied history, its associations with the Tutchin family and William Atack and its decorative and but much changed principal façade.

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#### 4.0 References

CT WN339/275, Land Information New Zealand

Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 324, Archives New Zealand

<http://wellington.cerkov.ru/en/about-our-parish/> [retrieved 10 February 2017]

Image 1/2-059957-F, Alexander Turnbull Library

*New Zealand Post Office Directory, 1950-51*

##### *Newspapers*

*Evening Post*, 29 March 1881, 22 November 1889, 17 September 1945

*New Zealand Spectator and Cooks Strait Guardian*, 25 August 1849

##### *Wellington City Archives*

B12679; 56 Pirie Street, erect bathroom and lavatory - 24 Oct 1933

B34948; 56 Pirie Street, alterations - 20 Aug 1953

C7732; 56 Pirie Street, church alterations - 06 Dec 1960

00514:7:3, Ward Map Sheet 62

Wellington City Council Te Aro Ward Rate Book, 1874-75

Wellington City Council Te Aro Ward Rate Book, 1887-88

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## House

58 Pirie Street



Photo: Michael Kelly, 2017

### Summary of heritage significance

This elegantly proportioned and nicely detailed Victorian villa makes a strong contribution to the central portion of Pirie Street. It is locally significant for its association with its first owner, George Winder, ironmonger, merchant and city councillor, who oversaw the house's evolution from a small cottage to a large dwelling just eight years after it was constructed in 1884. The house was restored and upgraded in 2006.

District Plan:	N/A
Legal Description:	Pt Section 324, Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	1884 House built
	1892 House extended with addition of upper storey
	1913 Room added ...
Key physical dates:	n.d. Lean-to extended across entire rear of house
	n.d. Extension built to rear of lean-to
	2006 Structures behind lean-to removed and major extension constructed to rear of house; garage and front wall constructed

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Architect / Builder: Not known  
Former uses: Dwelling  
Current uses: Dwelling  
Earthquake Prone Status: N/A

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built in 1884 for George Winder (1860-1930) an ironmonger by trade, and later a well-known and successful businessman and local body politician. The designer and builder of the original house are not known.

George Winder purchased the land for his house in 1884<sup>1</sup> from the estate of Peter Tutchin, which was managed by his widow Sarah, and when she died in 1882 part of the estate, including Town Acre 324, was put up for sale. Winder built a single storey cottage and he was paying rates on the house by late 1884. The house can also be seen in a photograph taken that same year (see below).



George Winder's house (marked with an arrow) in 1884, the year it was built. (BB-2235-1-1-G, Alexander Turnbull Library)

In 1892, he enlarged the house with the addition of a second storey and a lean-to at the rear of the house, at an estimated cost of £250.<sup>2</sup> The work was designed by the builder, W. C. Howard, whose plans for the work did not even include a drawing of the main facade, just a section and a plan, while the specification itself was only three lines long. The fabric of the original cottage is still evident in the ground floor exterior. By this time (1892) there was also an unspecified outbuilding on the east boundary of the property, behind but very close to the house.

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<sup>1</sup> Town Acre 324 Section 5 purchased by George Winder in 1884. The Deeds Index, Map A, Town Acre 324 (Archives New Zealand) puts the transaction in 1882, but Winder did not pay rates until 1884, which suggests that is when he bought the property.

<sup>2</sup> 00053:5:13, 13 Pirie St [71 Brougham St] – 26 Feb 1892, Wellington City Archives (WCA)

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Winder made other changes to the property. He built stables behind (in Tutchen Avenue) in 1902 and then added a semi-detached room to the house in 1913.<sup>3</sup> An unusual addition, it appears to have been some sort of conservatory (there was glazing on all sides) but elevated by posts to the same height as the first floor. It was linked by a ramp to the main house and had a hipped roof to match the rest of the house. This addition survived until 2006, when it was removed to make way for additions to the main house. Later, in 1930, he (or his son George jnr.) built a garage on the east side of the front of the property.<sup>4</sup>

George Winder was originally from County Clare, Ireland and arrived in Wellington in 1879. He and his wife Florence, who he most likely married in Ireland, had four boys and two daughters, only two of whom lived beyond their twenties. One of his sons, Holloway, died in World War I. Winder originally worked as a manager for ironmongers John Young and Co. and then set up in business on his own account in 1890. A relentless advertiser and self-promoter, he proved to be a very successful businessman. He expanded his range of goods, importing many of these from overseas, as well as manufacturing his own products. His shop, which evolved into something more akin to a department store, was on the prominent corner of Cuba and Manners Streets. In time it became known as Winder's Corner. In 1907, Winder rebuilt his premises on a much grander scale. (It was later bought by James Smith Ltd. in 1921, remodelled in an Art Deco style in 1932 and still stands today.) Winder's business interests extended to investment property; he owned a number of buildings and built commercial premises for rent. Apart from his business interests, Winder was a high profile city councillor from 1899 to 1907 and stood unsuccessfully for parliament. He was a keen member of the Wellington Bowling Club and a prominent mason.

In 1920, the year his wife died, Winder sold his business and retired. In 1922, he was caught up in an embarrassing social scandal<sup>5</sup> when Eileen Tate, a beauty specialist about half Winder's age, sued Winder for £10,000 for withdrawing a promise of marriage. Winder lost the case, which attracted wide attention, and the sum of £800 was awarded against him.<sup>6</sup> In 1923, Winder returned to Dublin and, with the intention of retiring there, bought a house. When he discovered how punitive the Irish income tax rate was he changed his mind and returned to New Zealand.<sup>7</sup> The following year, he remarried, to a woman called Lily, and the couple moved to Taita. It would appear that Winder never lived in the house again and neither did any of his offspring. George Winder died in 1930.<sup>8</sup>

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<sup>3</sup> 00053:177:9758, WCA

<sup>4</sup> B10207; 58 Pirie Street, garage - 11 Oct 1930, WCA

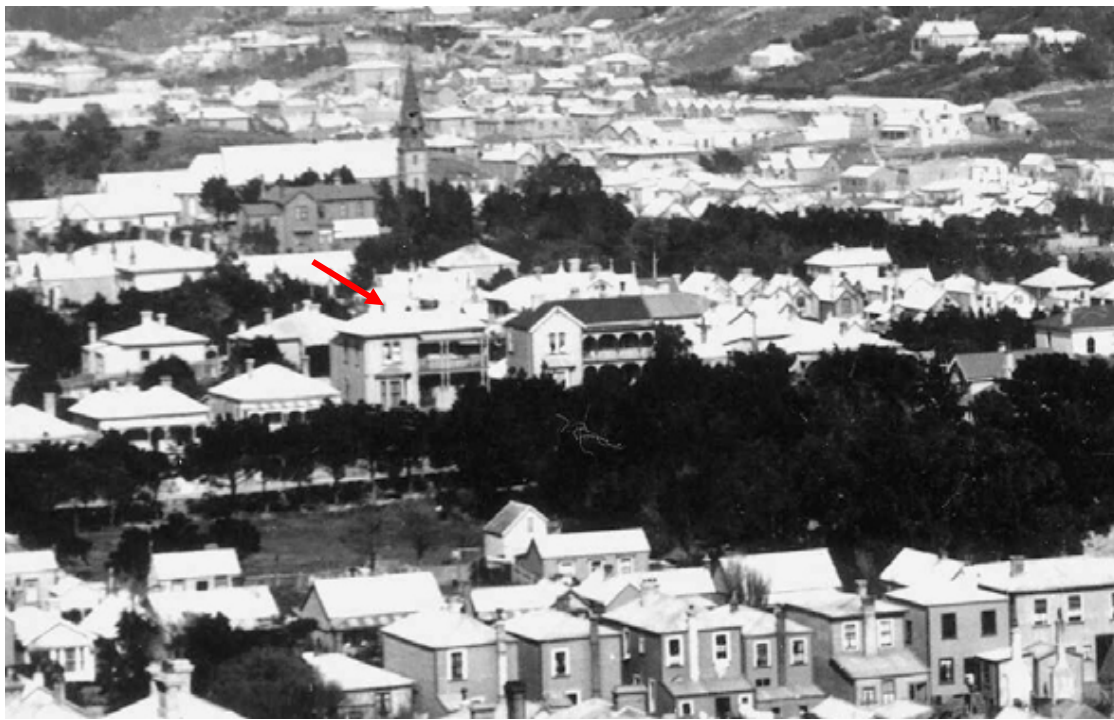
<sup>5</sup> The embarrassment stemmed from the press (particularly *Truth*) publishing salacious revelations that emerged in the trial about Winder's poor relationship with his surviving two children, his antipathy towards Catholics and the nature of the intimacy between him and Eileen Tate.

<sup>6</sup> *Evening Post*, 1 March 1922, p.8

<sup>7</sup> *Evening Post*, 12 June 1924, p.11

<sup>8</sup> Biographical information on Winder is drawn partly from an obituary in *Evening Post*, 2 August 1930, p.11





By 1928, Winder's son, George Herbert Winder, a solicitor, was listed together on the property

The house in 1897, arrowed. (1-2-107049-F c1897, Alexander Turnbull Library)

title with his father. Upon his father's death, George jnr. assumed ownership of the property.<sup>9</sup> From the mid-1920s, the house had been rented to a succession of tenants – Andrew McKenzie, a manager (1924), Cath Rankin (1927), Misses Clapham (1931), James Keating (1934) and Stan Park, an accountant (1939).<sup>10</sup> A garage was added in 1930, at an estimated cost of £100, and appears to have been designed by its builder Peter Smith.<sup>11</sup>

In 1941, the house was sold to Sarah and William McEwen, who in turn sold it to Ethel Vickers the following year. The house was then turned into 'apartments' managed by Jessie Ballinger. No plan of, or specification for such a conversion, if it took place, has been located. Margaret Sanders purchased the property in 1946, retaining it for much of the next 30 years.<sup>12</sup> She and her husband Noel, an employee of Hallenstein Brothers, remained in the house for the next 25 years.<sup>13</sup>

In 1975, Robert and Elizabeth McGuigan bought the house and began a 23 year occupation. An attempt by the couple to turn the house into a bed and breakfast in 1988 was rejected, but went to appeal. The outcome is not known. In 1998, Lindsay Park, Ralph Berry and John Langford bought the property. It is not known if any of them lived in the house. In 2001, the house was transferred to Lindsay Park and Turi Park. In 2004, Revans Holdings, part-owned by lawyer John Eichelbaum (Revans is his second name), son of former Chief Justice Sir Thomas Eichelbaum, bought the house. The present owners and occupants purchased the property in 2006<sup>14</sup> and undertook considerable additions, restoration and renovation, including building a new garage and fence, and nearly doubling the size of the house with extensions at the rear.

<sup>9</sup> CT WN422/177, Land Information New Zealand (LINZ)

<sup>10</sup> *New Zealand Post Office Directory, 1921-1939*

<sup>11</sup> B10207; 58 Pirie Street, garage, 11 Oct 1930, WCA

<sup>12</sup> CT WN422/177, LINZ

<sup>13</sup> *New Zealand Post Office Directory, 1950-1979*

<sup>14</sup> CT WN422/177, LINZ

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## **1.2 Timeline of modifications (include original plans)**

1884	House built
1892	House extended with addition of upper storey and double-height lean-to
1913	Semi-detached addition to rear of house.
n.d.	Lean-to extended across entire rear of house
2006	Structures behind the lean-to removed and major extension constructed to rear of house; new garage and front wall built

## **1.3 Ownership history**

1884-1930	George Winder
1930-1941	George Herbert Winder
1941-1942	Sarah McEwan
1942-1946	Ethel Vickers
1946-1975	Margaret Sanders

## **1.4 Occupation history**

1884-1920	George and Florence Winder and family
1920-1923	George Winder
1923-1941	Andrew McKenzie (1924), Cath Rankin (1927), Misses Clapham (1931), James Keating (1934), Stan Park (1939)
1941-1942	Sarah and William McEwan
1942-1946	Jessie Ballinger (and apartments)
1946-1975	Margaret and Noel Sanders

## **1.5 Architect**

Not known.

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## **2.0 Physical description**

### **2.1 Architecture**

This house is today in three main parts. The front portion of the house (1884 & 1892) retained the appearance of the cottage on the ground floor and added a second verandah and a gable end to form a two-storey villa. The extent to which the house expanded the footprint of the cottage is not known but a lean-to was built on the rear at the same time. A later extension to the lean-to covered the entire width of the rear of the house (date unknown) and to this was added the major extension of 2006.

The visible parts of the house have rusticated weatherboards, double-hung sash windows (segmental arches on the first floor, square heads on the ground) and a corrugated steel roof. There is a bay window on the ground floor of the main elevation, and another (square) bay on the east elevation. The first floor verandah is partly enclosed (with glazing and weatherboards) alongside the gable. The remainder of the verandahs is adorned with a cast-iron balustrade and cast-iron filigree fixed between the paired posts. Over the front part of the house is (from the street) a u-shaped series of hipped roofs.

The lean-to at the rear is two-storey. Directly behind is the 2006 addition, with a double hipped roof portion and behind that a lean-to with a glazed portion in the middle. Steps lead down from this to the rear garden. There is an outbuilding on the south-east corner of the property. At the front of property is a double garage and boundary wall (both are constructed of concrete). From the entrance gate, steps lead to the front door.

The interior was not inspected and its present layout is not known.

### **2.2 Materials**

Timber – external cladding, internal cladding (part), framing, joinery

Concrete – garage, front wall, foundations

Corrugated steel – roof

### **2.3 Setting**

This house sits on a slightly elevated site above the road on the flat middle portion of Pirie Street. The house is highly visible in an open streetscape that contains a number of houses on relatively generous sections. The house is slightly overshadowed by its neighbour, no.56, while the garage and front wall are also quite dominating structures. The house takes up a large amount of the section and open space is confined to the portion between the front wall and house and the open area at the rear.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This house is made up of many parts but the portion visible from the street is the outcome of a skilfully handled metamorphosis from cottage to stylish villa. Restored and renovated in 2006, it is a handsome example of a Victorian house, enhanced by key decorative elements like the bay windows and verandah.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

From its elevated site, this restored house makes a significant contribution to Pirie Street, courtesy of its fine main facade. The impact is diminished only by the somewhat intrusive garage and wall.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The most obvious connection this house has is with no.56, which in general terms matches it for age, detailing and size. Together they make a strong contribution to the mid-point of Pirie Street. In addition, there is an historical connection within the row of houses built in Pirie Street on Town Acre 324, mostly in the 1880s.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house has local significance for its association with its first owner, successful businessman and city councillor George Winder, a man who left his mark on Wellington, most notably with the construction of the former James Smith store on the corner of Manners and Cuba Streets.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects*

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of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

**Representative:** Is the item a good example of the class it represents?

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

Externally at least, the front portion of this house is largely authentic from the time of the 1892 addition, which established the form and character of the house.

**Local/Regional/National/International**

Is the item important for any of the above characteristics at a local, regional, national, or international level?

Local.

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## 4.0 References

CT WN422/177, Land Information New Zealand

Deeds Index, Map A, Town Acre 324 (Archives New Zealand)

*Evening Post*, 1 March 1922, 12 June 1924, 2 August 1930

*New Zealand Post Office Directory*, 1921-1979

*Wellington City Archives*

00053:177:9758,

00053:5:13

B10207; 58 Pirie Street, garage - 11 Oct 1930

B10207; 58 Pirie Street, garage, 11 Oct 1930

## Shop and flats

66 Pirie Street



Photo: Michael Kelly

### Summary of heritage significance

This shop and flats (two conjoined buildings) has heritage significance both for the century and more that the store has served the Mt Victoria community and for the contribution the bold forms of the upper storey of the main façade make to the area.

District Plan:	N/A
Legal Description:	Pt Section 324 and 331, Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	Glen Luna
	1887 Original house built
	By 1907 Two-storey store with accommodation above built in front of existing residence.
Key physical dates:	c1916 Brick wall built down middle of ground floor space to form two shops
	1976 Fire damages shops, first floor rooms, rooms to the rear of the shop and the shop front and verandah. Building reinstated

1981	Ground floor returned to one retail space with demolition of dividing brick wall
n.d.	Fire escape built above shop, designed in a mock-Victorian fashion
2009	Interior walls of the flats relined, fire proofing installed between the tenancies, damaged external weatherboards replaced and a shed removed

Architect / Builder: Not known

Former uses: Residence (back building), butcher's, delicatessen, general store

Current uses: Shop, with flats

Earthquake Prone Status: N/A

Extent:





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## 1.0 Outline History

### 1.1 History

This house sites on Town Acre 324, which was owned by the estate of Peter Tutchen, managed by his widow Sarah. When she died in 1882, part of the estate, including Town Acre 324, was put up for sale. The property was first occupied by a cottage, built for Arthur Baldwin. It was the last in a row of houses on the north side of the acre and it was first listed in rate books in the year 1887-88<sup>1</sup>, although it appears in an image taken in 1885.<sup>2</sup> Little is known of Baldwin. There was an Arthur Baldwin who worked for the Union Steam Ship Co. in Wellington at this time.<sup>3</sup> An image of the house taken in 1897 (see below) shows that at that time it was narrow, squat two-storey house with a pitched roof and what appears to be a verandah in front. In common with the adjacent cottages, it was set back from the street.



66 Pirie Street, arrowed but slightly obscured, pictured in 1897. (BB-2235-1-1-G, Burton Bros 1884, Alexander Turnbull Library)

By 1902, the house was occupied by James Collins, a clerk for the General Post Office.<sup>4</sup> In 1903, the house – known at this point as ‘Glen Luna’, with seven rooms – was advertised for sale.<sup>5</sup> Following this, a two-storey store and flat was built in front of the cottage and hard on the street, but who was responsible is not known. This is largely the building that is visible today. The first known occupant following the change was William Woolven.<sup>6</sup> Given he advertised the accommodation for lease, he may have been responsible for the

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<sup>1</sup> Wellington City Council Te Aro Ward Rate Book, 1874-75, Wellington City Archives (WCA)

<sup>2</sup> See image 1/2-116534-F, Alexander Turnbull Library

<sup>3</sup> *New Zealand Times*, 3 August 1909, p.3

<sup>4</sup> *New Zealand Post Office Directory*, 1902

<sup>5</sup> *New Zealand Times*, 18 March 1903, p.8

<sup>6</sup> *Evening Post*, 28 November 1907, p.1

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changes. At some point the roof was changed from gabled to hipped, possibly at the time of the addition of the shop to allow it to abut the taller building in front.

The store had a regular turnover of proprietors thereafter, but it also had tenants living in the upstairs accommodation (the combined top floors of the house and shop). Samuel McMillan took over the shop by January 1910. Later that decade, the shop was divided in two. The arrangement was clearly intended to be permanent as the wall between the shops was made of brick.<sup>7</sup> For a period there were two grocers – McMillan and Hans Hamilton.<sup>8</sup> In 1924, both John Campion, a butcher (66a), and John Paton, general store (66) were listed as occupants. Paton was the owner of the building. He sold it in 1929 to Arthur Wheatley.<sup>9</sup> David Hetherington then took over the store, on behalf of Victoria Cash Stores (a chain of some kind), but by 1934 he had been replaced by James Kennedy, who himself soon moved to a shop on Tinakori Road and was replaced by H. Bradley. In 1935, the store was leased to the Star Stores network, with R. McDougall as the manager.<sup>10</sup>

Arthur Wheatley died in 1936 and his executors – his son Leonard and solicitor James Dale – sold the property to Clement Hall, a departmental manager, in 1937.<sup>11</sup> He installed a bathroom in the flat upstairs so that it could be separately let.<sup>12</sup> This meant the property had three separate flats plus the commercial premises. Hall held onto the property for the next 40 years. Meanwhile the butchery carried on. The proprietor was L.C. Whale in 1941, but it was then renamed the Pirie Street Butchery, with William Pauling living in the accommodation. The two stores retained their names for the next two decades.<sup>13</sup>

By 1961, the Star Store had been replaced by the Roberts Good Housekeeping Store,<sup>14</sup> which occupied its half of the retail area until about 1970. The Pirie Street Butchery may have closed about this time too.

When Clement Hall died in 1976, the property was transferred to his wife Annie. By this time the only occupant was Tony's Delicatessen. That same year, a fire damaged large parts of the building. One shop was burnt out and there was damage to rooms in the upstairs flat, rooms to the rear of the shop and the shop front and verandah. The reinstatement cost \$4,000.<sup>15</sup>

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<sup>7</sup> C56256; 66a Pirie Street, convert 2 shops to one shop - 25 May 1981, WCA

<sup>8</sup> *New Zealand Post Office Directory*, 1916

<sup>9</sup> CT WN399/276, Land Information New Zealand (LINZ)

<sup>10</sup> *Evening Post*, 2 May 1935, p.8

<sup>11</sup> CT WN399/276

<sup>12</sup> B19314; 66 Pirie Street, convert to flat - 01 Jun 1939, WCA

<sup>13</sup> *New Zealand Post Office Directory*, 1910-1970

<sup>14</sup> *Ibid.*

<sup>15</sup> C44640; 66a Pirie Street, reinstate building - 02 Mar 1976, WCA



The building in 1980, before the balcony was added to the first floor. (Leroy Demory)

Annie Hall sold the property to Ravindra, Parbhu and Ashis Govind, all then students, in 1980. In 1981, they returned the ground floor to one retail space by demolishing the brick dividing wall. They also upgraded the flats to council requirements.<sup>16</sup> It is possible that the upper floor balcony on the street elevation was built then too, as part of the provision of fire escapes for the flats. However, the plans do not show such an addition. The Govinds retained the property until 1995, when they sold it to John and Janet Bromley. In 1999, they sold it to Davin and Daksha Patel.<sup>17</sup> The ground floor retail space has been run as a dairy since then. In 2009, the interior walls of the flats were relined, fire proofing installed between the various tenancies, damaged external weatherboards replaced and a shed removed.<sup>18</sup>

## 1.2 Timeline of modifications (include original plans)

1887	Original house built
By 1907	Two-storey store with accommodation above built in front of existing residence. Roof of residence changed from gabled to hipped, most likely at same time
c1916	Brick wall built down middle of ground floor space to form two shops
1976	Large parts of the building damaged by fire with one shop burnt out and damage to first floor rooms, rooms to the rear of the shop and the shop front and verandah. Reinstatement cost is \$4,000.

<sup>16</sup> C56256, WCA

<sup>17</sup> CT WN399/276

<sup>18</sup> 00078:4268:193382, Unit 1, 66 Pirie Street, reline internal gib, fire proofing between tenancies, remedial work to external weatherboards, remove detached shed, 2009, WCA

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1981	Ground floor returned to one retail space with demolition of dividing brick wall
n.d.	Fire escape built above shop, designed in a mock-Victorian fashion
2009	Interior walls of the flats relined, fire proofing installed between the tenancies, damaged external weatherboards replaced and a shed removed

### 1.3 Ownership history

1887-1898	Arthur Baldwin
1898-1903	James Collins
1903-c1924	Not known, possibly William Woolven
c.1924-1929	John Paton
1929-1936	Arthur Wheatley
1936-1937	Leonard Wheatley, James Dale
1937-1976	Clement Hall

### 1.4 Occupation history

	<i>House</i>	<i>Shops</i>
1887-1898	Arthur Baldwin	
1898-1903	James Collins, clerk	
1903-1907	Not known	
1907-1910	Elizabeth Curtis (with Augustus Curtis until 1909)	William Woolven
1910-1924	Elizabeth Curtis	Samuel McMillan
1924		John Paton; John Campion (butcher)
1929-1936		David Hetherington (Victoria Cash Stores), James Kennedy and H. Bradley; John Campion (butcher)
1936-1937		R. McDougall, Star Stores; John Campion (butcher)
1937-1976	William Pauling (1946) William Lester, driver (1951)	Star Stores; George Jackson (butcher), then L.C. Whale Butcher From 1946, Star Stores & Pirie Street Butchery Pirie Street Butchery; Roberts Good Housekeeping (1961-1967)
1976-1980		Tony's Delicatessen
1980-1995	Not known	
1995-1999	Not known	
1999-	Not known	Mitesh Foodmarket

### 1.5 Architect

Not known.

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## **2.0 Physical description**

### **2.1 Architecture**

This building is in two parts, the original residence at the rear (now in flats), and the shop with another flat above. The rear residence is two-storey, rectangular in plan with a hipped corrugated iron clad roof. The nature of the cladding and fenestration are not visible from the road. A stair on the west side of the building gives access to both first floor flats. A timber deck surrounds the house on its west and south sides.

The shop is also two-storey, somewhat taller than its neighbour, with a hipped roof at the rear and what appears to be a pitched roof at the front just behind a parapet. The main façade has a shop front (relatively modern joinery) and verandah on the ground floor. Immediately above that is a balcony / fire escape, a modern addition, notwithstanding the Victorian detailing. Above that, two pairs of ornate window surrounds house double hung sash windows with a single light above. Beneath the parapet is a cornice with eave brackets. The whole façade is framed by wide cover boards, while a heavy moulding supports the cornice.

The external cladding is rusticated weatherboards. On the visible side elevations, among a panoply of different window types, original sash windows have been replaced by aluminium joinery that mimics the proportions of the previous windows.

The interiors of the flats were not inspected but are understood to be have been modernised, probably as part of the work undertaken in 2009.

### **2.2 Materials**

Timber – framing, joinery, external cladding

Concrete – foundations(?)

Corrugated iron or steel – roof

Aluminium – window frames (part)

### **2.3 Setting**

This building is located in the heart of Pirie Street, probably Mt Victoria's busiest thoroughfare. Although the building has a large footprint, there is still a back garden beyond the timber deck that covers the surrounds on the buildings on its west and south sides. The shop is hard on the street and has some fairly non-descript two-storey houses on its east side and smaller, Victorian cottages to the west.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

There is value in the front façade of the shop/residence, specifically its upper storey. Even without the faux Victorian balustrade of the balcony, there is interest in the simple timber pediment and the ornate window arrangement below. Some effort was taken to make an architectural statement when the shop was built in the early 1900s.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The shop makes an obvious contribution to Pirie Street for its distinctive and prominent façade, for its role as the only commercial building in use in an otherwise residential area and for its longevity as a shop.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

There is a connection between this building, which began life as a Victorian residence in the mid-1880s and the houses to the west, most of which date from the same period and were built on the same town acre.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The continuity of use of the shop for largely the same purpose since its construction at the beginning of the 20<sup>th</sup> century is a notable one. It may be Mt Victoria's oldest continuously used, stand alone commercial building.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

Dairies, general stores, butcheries and the like were prominent features of New Zealand's suburbs for well over a century but in other cities and towns they are falling victim to the domination of supermarkets and 'big-box' retailers. The Pirie Street dairy's survival demonstrates the lingering role of such places in Wellington's suburban landscape.

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

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The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

There has been a shop on this site serving the local community since the early 20<sup>th</sup> century, a meaningful contribution to the sense of place in central Mt Victoria.

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local? This house/flat appears to be too altered to merit listing.

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## 4.0 References

CT WN399/276, Land Information New Zealand

Image 1/2-116534-F, Alexander Turnbull Library

### *Newspapers*

*Evening Post*, 28 November 1907, 2 May 1935

*New Zealand Times*, 18 March 1903, 3 August 1909

*New Zealand Post Office Directory*, 1902-1979

### *Wellington City Archives*

00078:4268:193382, Unit 1, 66 Pirie Street, reline internal gib, fire proofing between tenancies, remedial work to external weatherboards, remove detached shed, 2009

B19314; 66 Pirie Street, convert to flat - 01 Jun 1939

C44640; 66a Pirie Street, reinstate building - 02 Mar 1976

C56256; 66a Pirie Street, convert 2 shops to one shop - 25 May 1981

Wellington City Council Te Aro Ward Rate Book, 1874-75



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## House

49 Porritt Avenue



Photo: Michael Kelly, 2016

### Summary of heritage significance

This is a house of considerable historic and architectural importance. It was built for Kate and William Evans, both notable individuals. Kate Evans (née Edger) was the first woman to graduate from a New Zealand university and dedicated much of her career to girls' education (their house was used as a private school for 10 years). William Evans was a Congregationalist minister, city councillor and the leader of the Forward movement, which combined adult education with charitable and philanthropic work. The house was designed by Frederick de Jersey Clere, one of the country's most accomplished architects in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It stands as a fine example of his domestic work and a fitting use of a prominent corner site.

District Plan:	N/A
Legal Description:	Lot 4 DP 645
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	Dehra Dhoon
Key physical dates:	1895 House built
	n.d. Verandah infilled
	c1960s House converted into flats or boarding house
	1979 Upgrade of flats, with new partitions and linings and fire escapes
	1987-88 House returned to single dwelling, with new bedrooms and bathroom, an en-suite and den on first floor, new kitchen on the ground floor and studios built in the roof space; fire escapes removed

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Architect / Builder: Clere and Richmond  
Former uses: Private school / dwelling  
Current uses: Dwelling  
Earthquake Prone Status: N/A

Extent:



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## 1.0 Outline History

### 1.1 History

This house was built in 1895 for its most famous occupants, Kate and William Evans. The couple bought the land in 1894 from local landowner David Grey at a point when the Grey family was subdividing some of the last undeveloped land on Mt Victoria. As part of this, Porritt Avenue (then Tutchen Avenue) had recently been formed.

The Evans had the means to hire architects Clere and Richmond to design their house.<sup>1</sup> Frederick de Jersey Clere, who became one of Wellington's greatest architects, later formed partnerships with other notable architects (John Swan and Llewellyn Williams among them), along with his son Herbert. The plans were ready by late 1894 and the house completed the following year. For some reason, the couple named it Dehra Dhoon (Dehradun), after the capital city of the state of Uttarakhand in north India.



Kate Evans in 1920. (PAColl-5381-03, Alexander Turnbull Library)

Kate Evans (née Edger, 1857-1935) immigrated to New Zealand with her family as a young girl from England. After home schooling from her father (a clergyman) she gained entry to the University of New Zealand, partly by not revealing her sex. She studied in Auckland. When she graduated in 1877 she became the first woman in New Zealand to gain a university degree and the first in the British Empire to earn a Bachelor of Arts (in Latin and Mathematics). She then studied for her M.A. while teaching at Christchurch Girls' High School. At the age of 26 she was appointed the first principal of Nelson College for Girls. She was a strong Christian, a feminist of sorts and a keen supporter of the temperance movement.

Kate married William Evans in Nelson in 1890, at the age of 33, and the couple had three boys. William Evans (1858-1921) was a Congregationalist minister, originally from Wales. The couple moved to Wellington in 1893, where Evans became involved in what was known as the Forward movement, originally established in London, which combined adult education with charitable and philanthropic work. As this was unpaid, the family relied on Kate Evans'

teaching for their income. She set up a private girls' secondary school in the family home and taught adult pupils in the evening. William also took classes in the home. She also found the time to join her husband's work in the Forward movement. It seems highly likely that they planned a house big enough to cater for their teaching activities and to bring up a family.

In 1900, William was elected to the Wellington City Council for Cook Ward and remained a councillor until 1905. He was later a member of the Victoria University Council. The family did not remain in their house for that long. In 1904, William took charge of the Newtown

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<sup>1</sup> 35893; 49 Porritt Avenue – 1895 [drainage plan], Wellington City Archives (WCA)

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Congregational Church and two years later the couple bought a house in Hiropi Street and sold their Porritt Street home. Kate continued private teaching until 1912. The couple remained in public life until William's death in 1921. Kate later moved to Dunedin to be with one of her sons and died there in 1935.<sup>2</sup>

The house was bought by John Teasdale, a draper. He lived in the house for 14 years and then sold the property to Maurice Cameron, 'hardware expert', in 1920.<sup>3</sup> He does not appear to have lived in the house and instead it was converted into a private hospital by nurses Florence Gee and Mabel Fletcher.<sup>4</sup> Cameron's death in 1927 saw the house transferred to the Public Trust, where it stayed for nearly 40 years. The Trust initially leased the house out to Gee and Fletcher. One more lease was signed, in 1929 (the name is indecipherable on the CT); thereafter leases were not recorded.<sup>5</sup> Street directories reveal that the longest lasting occupants during this period were the Larsens – Lars (a mariner) and his wife Annie, who occupied the house (together, and later after Lars' death, Annie on her own) from the mid-1930s to the early 1950s.<sup>6</sup>

At some point during the period that followed, the house was converted into a boarding house or flats.<sup>7</sup> An even earlier change may have been the infilling of the verandah on the north elevation. No records of either of these changes have been located.

In 1966, the Public Trust finally sold the property, to John Horgan, a plumber.<sup>8</sup> Street directories suggest that the family (John, his wife Pearl and three sons) lived at the house but that it was also kept in flats (there were two bedsits upstairs and an outside 'back'), which were upgraded in 1979, with new partitions and linings, at an estimated cost of \$6,300. This work also involved the provision of fire escapes. The architect was R.W. England, who drew up the plans in 1976.<sup>9</sup> There was also a direct link with 69 Ellice Street, the house next door, which was divided into flats and shared fire escapes with 49 Porritt Street.

Then, in 1987, plans were prepared to return the house to a single family dwelling. The estimated cost was a considerable \$90,300, but the plans do not reveal who the architect was. The many changes included the rearrangement of walls on the first floor to reinstate bedrooms and create a new bathroom, an en-suite and den, a new kitchen in place of the west ground floor entrance (which was extended out to the fence) and two studios built in the roof space, along with the removal of the fire escapes.<sup>10</sup> A proposed roof-top extension was not pursued.

## 1.2 Timeline of modifications (include original plans)

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<sup>2</sup> Biographical information on Kate and William Evans courtesy of Beryl Hughes. 'Edger, Kate Milligan', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/2e3/edger-kate-milligan> (accessed 19 January 2017)

<sup>3</sup> CT WN75/160, Land Information New Zealand (LINZ)

<sup>4</sup> *New Zealand Post Office Directory, 1920-1929*

<sup>5</sup> CT WN75/160, LINZ

<sup>6</sup> *New Zealand Post Office Directory, 1929-1960*

<sup>7</sup> A WCC file titled 'Boarding House: 49 Porritt Avenue', began in 1964, which may be a clue to the year the boarding house was opened.

<sup>8</sup> The house was sold twice the same day, to George and Anastose Yiappos and from them to Horgan. See CT WN75/160.

<sup>9</sup> C52269; 49 Ellice Avenue [49 Porritt Avenue], Upgrade existing 3 flats - 10 Aug 1979, WCA

<sup>10</sup> D7354; 49 Porritt Avenue, conversion of flats to dwelling – 1987, WCA

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1895	House built
n.d.	Verandah infilled
c1960s	House converted into flats or boarding house (no record found to explain changes)
1979	Upgrade of flats, with new partitions and linings and fire escapes. (Note: house connected with 69 Ellice Street, with shared fire escapes)
1987-88	House returned to single dwelling; changes included rearrangement of walls on the first floor to reinstate bedrooms and create new bathroom, an en-suite and den, a new kitchen in place of the west entrance porch on the ground floor, and studios built in the roof space, along with the removal of the fire escapes

### 1.3 Ownership history

1895-1906	William and Kate Evans
1906-1920	John Teasdale
1920-1927	Maurice Cameron
1927-1966	Public Trust
1966	George and Anastose Yiappos
1966-2012	John Horgan

### 1.4 Occupation history

1895-1906	William and Kate Evans and family
1906-1920	John Teasdale
1920-1929	Florence Gee and Mabel Fletcher, private hospital
1929-1966	Various tenants (Mrs F Meiklejohn, Lars and Annie Larsen, Ms Thompson)
1966-1987	John and Pearl Horgan and family, with tenants (1981, Maisie Connolly, Albert Verrier, Catherine Hickey)

### 1.5 Architect

Clere and Richmond [see <http://www.wellingtoncityheritage.org.nz/architects/clere-and-richmond?q=> retrieved 17 April 2017]

## 2.0 Physical description

### 2.1 Architecture

This Victorian villa occupies a prominent corner site, so great attention was paid to the treatment of all the visible facades by the architect. The house, rectangular in form with two storeys, has a tray steel roof and rusticated weatherboard cladding, augmented with mock Elizabethan half-timbering on the upper storey.

The three visible façades are very busy. In addition to the half-timbering, there are shingle infills in the roof gable end and in what used to be the ground floor entrance porch (now kitchen) on the west façade, in place of weatherboards between the two floors and in place of fanlights over double-hung sash windows on the ground floor. There are cantilevered bay windows (that on the north elevation lights a small conservatory), hoods over some ground floor windows and decorative mouldings of various kinds (eave brackets, trim under the bays,

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brackets beneath the bargeboards on the west gable and finials on gable ends). There is even a geometric Tudor arch on the half-timbering.

The upper storey verandah on the north elevation has long been infilled. There is a square bay on the south side of the house along with an entrance porch. Both of these are original to the house. The interior was not inspected but is arranged in a standard fashion, with kitchen, living and dining rooms, laundry etc. on the ground floor and bedrooms, bathrooms and ensuites upstairs, and studios on the top floor. Much of the interior furnishing dates from the 1987 reinstatement to a single dwelling.

There is also a one room flat in the single-storey cottage at the north end of the property.

## **2.2 Materials**

Timber – joinery, framing, external cladding, internal cladding (part)

Concrete – piles

Steel tray - roof

## **2.3 Setting**

Its corner location at the top of the rise of Porritt Avenue means that this house will always be conspicuous, even with the close attendance of some trees and other nearby houses. The house's visibility is enhanced by the lack of a house anywhere near its north elevation. The upper floors of the house enjoy views back over Porritt Avenue to Te Aro.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This is a fine example of the work of Frederick de Jersey Clere. It is skilfully designed for its site, making good use of form and detailing to enliven the house's appearance, a feature of domestic design of the era. It is also arranged to make excellent use of the available sun and light, not always a primary consideration for Victorian architects.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

As it is designed for its corner site, is visually interesting, two-storeys high and in an elevated location, the house is a local landmark. It also helps define the southern entrance to Porritt Avenue.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

There is some obvious coherence in age and appearance in the collection of houses nearby on Porritt Avenue, although most of those on the east side of the street are single storey. Likewise there is some consistency on both sides of Ellice Street near the house, although there are some exceptions, including the block of flats on the opposite corner of Porritt Avenue.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

This house has two significant connections. The first is with Kate and the Rev. William Evans, a highly accomplished couple who achieved much in education, social causes and religious ministry. Kate Evans' success as the first woman to gain a degree from a New Zealand university make her a historical figure of some significance. Along with his work as a Congregationalist minister, William Evans was also a city councillor. The house was designed by Frederick de Jersey Clere, one of Wellington's most revered Wellington architects and a man who designed nationally important buildings.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

This house is significant for its role as Kate Evans' private secondary school for girls, at a time in the 19<sup>th</sup> century when the provision of secondary education for girls was still quite restricted. The house therefore illustrates how private education helped improve prospects for girls in the colonial era. There was also no better role model for the benefits of education than Kate Evans herself.

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**Scientific Value:**

**Archaeological:** Does the item have archaeological value for its ability to provide scientific information about past human activity?

**Educational:** Does the item have educational value for what it can demonstrate about aspects of the past?

**Technological:** Does the item have technological value for its innovative or important construction methods or use of materials?

**Social Value:**

**Public esteem:** Is the item held in high public esteem?

**Symbolic, commemorative, traditional, spiritual:** Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?

**Identity/Sense of place/Continuity:**

Is the item a focus of community, regional, or national identity?

Does the item contribute to sense of place or continuity?

The house has stood as a gateway to Porritt Avenue almost from the time the street was opened between Ellice Street and Armour Avenue. It has played a major role in defining the character of this area from the time of its formation.

**Sentiment/Connection:** Is the item a focus of community sentiment and connection?

**Level of cultural heritage significance**

**Rare:** Is the item rare, unique, unusual, seminal, influential, or outstanding?

This is a fine example of domestic design by one of New Zealand's great 19<sup>th</sup> and early 20<sup>th</sup> century architects.

**Representative:** Is the item a good example of the class it represents?

This is an excellent representative of a late Victorian villa, a status aided by its largely intact exterior.

**Authentic:** Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?

Although the house had had some changes, particularly during the reinstatement to a single dwelling, they are relatively minor and the house retains many important features that date from the time of its construction.



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***Local/Regional/National/International***

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

National.

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## 4.0 References

Beryl Hughes. 'Edger, Kate Milligan', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/2e3/edger-kate-milligan> (accessed 19 January 2017)

CT WN75/160, Land Information New Zealand (LINZ)

*New Zealand Post Office Directory, 1920-1960*

*Wellington City Archives*

35893; 49 Porritt Avenue – 1895 [drainage plan]

C52269; 49 Ellice Avenue [49 Porritt Avenue], Upgrade existing 3 flats - 10 Aug 1979

D7354; 49 Porritt Avenue, conversion of flats to dwelling – 1987

[Also, see <https://www.nz.open2view.com/properties/370441/tour#photo/1> - please remove this reference before publication]

## Former Shop and Bakehouse

1 Queen Street



Photo: Michael Kelly

### Summary of heritage significance

Erected in 1878, the buildings at 1 Queen Street, a combined shop and bakery, were one of the first commercial buildings erected on Mt Victoria. Today they are almost certainly the suburb's oldest commercial buildings. They have had many uses over their long history. It was a general store with a furniture manufacturers at the rear for decades and in the 1980s and early 1990s was a well known restaurant, the Mt Victoria Cafe. The former shop and accommodation building occupies a prominent corner site and both buildings add much to the predominantly 19<sup>th</sup> century character of both Brougham and Queen Streets.

District plan:	N/A
Legal description:	Part Section 334, Town of Wellington
Heritage Area:	No
HPT Listed:	No
Archaeological Site:	Yes
Other names:	Grocery and Bakery Store (1878); Fancy Bread and Biscuit Bakery and Grocery Establishment; Te Aro Bakery and Co-operative Store; H. Langdon; A.T. Carr Ltd; Four Square Stores; Collins Brothers Store; Carrline Furniture; Mt Victoria Café
Key physical dates:	Constructed: 1878

Architect / Builder: Not known.  
Former uses: Bakery, general store, gallery, restaurant  
Current uses: Accommodation  
Earthquake prone status: Not EQP

Extent:



## 1.0 Outline History

### 1.1 History

The buildings on the corner of Brougham and Queen Streets were constructed in 1878 as a store and bakehouse for Henry Inniss, who was at that time the proprietor of a shop on Courtenay Place.<sup>1</sup> Tenders were sought in April and the business was opened by October that year.<sup>2</sup> The new buildings can be found in a photograph taken that year by Theodor Bloch. The two gabled buildings were approximately the same size, but there was a lean-to on the east elevation of the store, which was later removed. An open shed on the north boundary completed the complex.



This detail from a larger image was taken in 1878, the year the shop and bakehouse (shown here enclosed by a fence) were built. (PA1-o-041-1, ATL)

Inniss kept the property but sold the business in September 1880 to J.M. Hollywood, who reopened it as the Fancy Bread and Biscuit Bakery and Grocery Establishment. Just two months later it was being advertised by manager A.D. Auld as the Te Aro Bakery and Co-operative Store.<sup>3</sup> This enterprise seems to have been similarly short-lived and the bakery may have closed. In the meantime, Inniss sold the property to William Bannatyne in 1882, who then sold it to Robert Smith the following year.<sup>4</sup> A detail from a Burton Bros panorama, taken in 1884 from high on Mt Victoria, reveals an addition to the north of the store in the form of a taller, narrower gabled structure. This was used as accommodation. A chimney had been added to the rear wall of the store. When this was precisely built is not known.

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<sup>1</sup> Inniss sought labour-only tenders. He had plans and specifications available for inspection at his store in Courtenay Place. *Evening Post*, 25 April 1878, p.2

<sup>2</sup> The first advertisement for the store was in the *Evening Post*, 3 October 1878, p.2

<sup>3</sup> *Evening Post*, 10 September 1880, p.2

<sup>4</sup> See Rate book, Wellington City Council Cook Ward 1882-83, Wellington City Archives (WCA)



The shop and dwelling, 1884, with the bakehouse behind. (ATL, BB-2235-1-1-G)

In 1885, the business was acquired by James Watkins, a grocer, who is also named in *Wises Post Office Directory* the following year. During his tenure, in 1886, a fire threatened to burn the bakehouse down but quick action averted disaster. A report on the fire indicated that the owner of the property was still Smith, although he was living overseas at the time. In 1891, the store was taken over by Thomas (or Michael) McCarthy. Late in 1893, the property was acquired by Hart Langdon, who had been living nearby at 21 Queen Street with his wife Jane and four children.

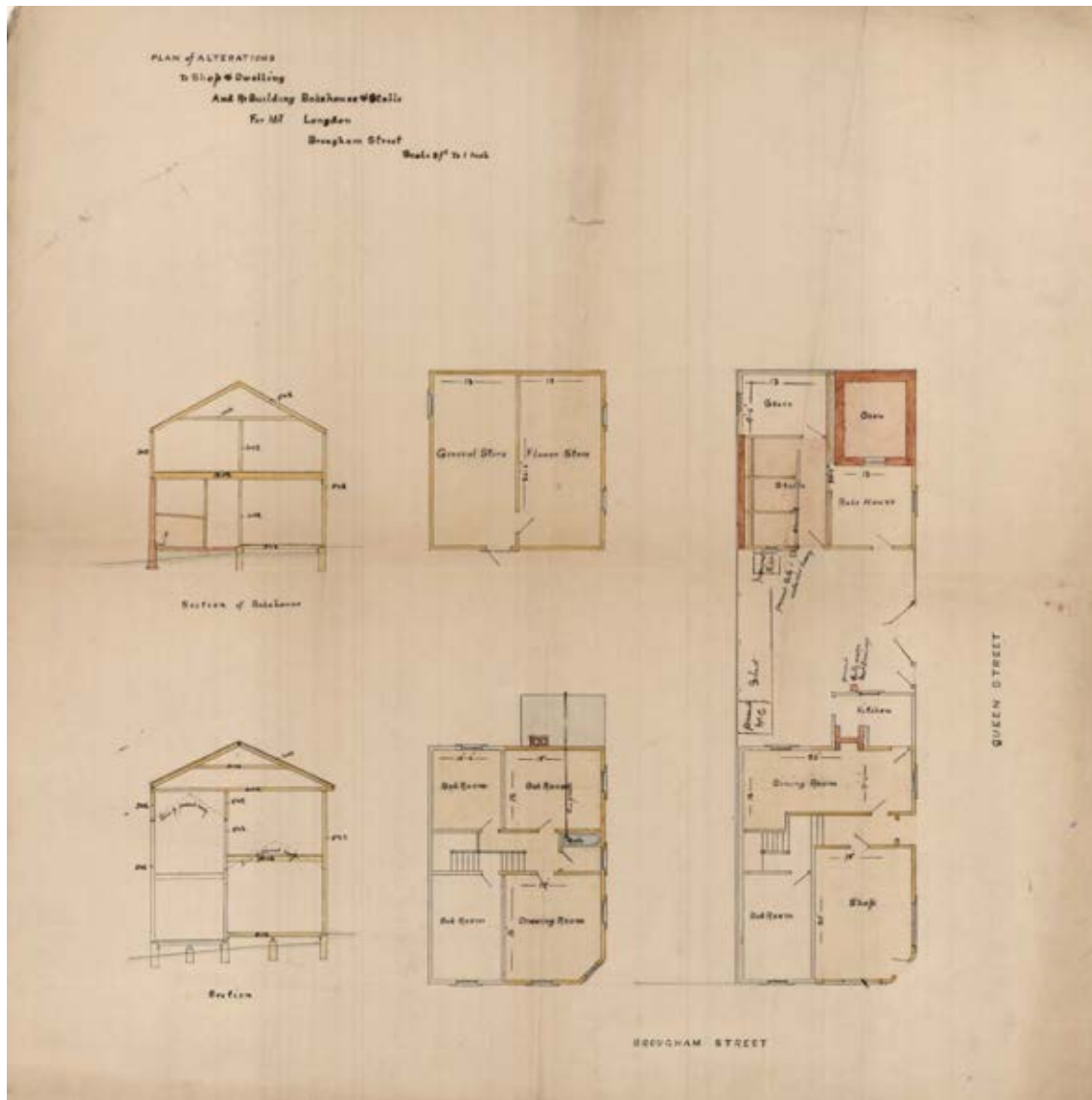
In 1899 or early 1900, he formed the house/store into one architectural and structural entity by lifting the height of the entire building, creating a new upper storey and forming a new hipped roof. The existing pediment on the west elevation is the original, lifted into a new position.<sup>5</sup> A demarcation visible today on the Brougham Street facade hints at something of the original arrangement. What is thought to be the chimney visible in the image below also remains intact on the north elevation, albeit somewhat higher. Langdon had revived the bakehouse and as part of the above-mentioned changes, he built a new oven and stables in the rear building.<sup>6</sup> It is assumed this took place, although a plan of more changes proposed in 1907 (see below) does not definitively confirm it. The plans and construction were undertaken by builder James Nicholson. In 1900, Langdon proposed to build a verandah around the street corner of the store<sup>7</sup> but this work does not appear to have proceeded.

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<sup>5</sup> 00053: 55:3509, Plan of alterations to shops and dwelling and rebuilding bakehouse and stalls for Mr Langdon, 1899, WCA

<sup>6</sup> See 00053: 55:3509, WCA

<sup>7</sup> 00053:59: 3698, Proposed verandah on the corner of Brougham and Queens Sts for Mr Langdon, 1900, WCA



The plan showing the proposed changes to the shop and dwelling and bakehouse, 1899. (ATL, PAColl-5744-15)

Langdon also had stables built at the back of 21 Queen Street in 1906 and the horses were used to do bread deliveries, general cartage and coal deliveries (to, among others, the Wellington Gas works in Tory Street). Langdon bought the property on the other corner of Brougham Street and Queen Street and built two semi-detached houses in 1910.<sup>8</sup> In 1907, Langdon proposed to build a new oven and a cellar below alongside the existing oven. Internal stairs to the loft above were also to be moved from the location of the new oven and installed near the front door of the bakehouse.<sup>9</sup> The builder was C.H. Dement and the estimated cost was £170. Subsequent changes to the property make it difficult to determine if this occurred.

Langdon was a long-standing Mt Victoria identity, and the family was well enough off to have a servant. However, the family did attract some minor notoriety. In 1900,

<sup>8</sup> See permit 00053:159:8767, WCA

<sup>9</sup> 00053:136: 7609, Erect bake ovens and cellar for Mr Langdon, 1907, WCA

Langdon was arrested for wasting water (during a period of water restrictions). The case was dismissed. In 1914, Hart Langdon jnr. was threatened with a week in jail unless he paid arrears in maintenance to his estranged wife Lena. The couple eventually divorced. The following year Langdon jnr. was convicted of using obscene language and resisting arrest whilst drunk in Courtenay Place.<sup>10</sup>

The Langdon family remained owners of the property after Hart Langdon snr.'s death in 1921, with occupancy of the property and business under the name of Hart Langdon's widow Jane, although at least one of her sons was involved in the business. In 1925, Jane Langdon made changes to the yard, with the original outbuildings removed and replaced by a new washhouse/store, at a cost of £132.<sup>11</sup> The builders were Upton and Shearer.

By 1928, the property was in the names of Fred Langdon and his sister Blanche. Jane Langdon died in 1931 at the age of 79 and in 1932, Blanche Langdon married Jonathon Rhodes and moved to Dunedin. Nevertheless, she and her brother retained joint ownership of the property.<sup>12</sup> For a period Hart Langdon jnr. ran the business, but by 1936 it was being leased by Winifred Grinlinton. The bakehouse was closed and the business was again confined to a grocery. By 1940 a cabinet maker, Albert Carr, was conducting his business from the former bakehouse (1 Queen Street). During World War II, the store became part of the Four Square chain, under the management of Collins Brothers. Winifred Grinlinton still occupied the living quarters.<sup>13</sup>

The Four Square store continued into the second half of the 20<sup>th</sup> century. By 1951, it was under the management of K.V. Smith but, within a few years, the grocers was closed and Carr was selling his furniture from the store. Confusion between 59 Brougham and 1 Queen Street addresses makes the sequence of occupation difficult to determine but it would appear that Carr's use of the store was also shortlived and for many years the store was closed. Carr continued to manufacture in the former bakehouse. The business continued on the site until the early 1980s.<sup>14</sup> By this time, Fred Langdon had died (in 1968) and his share passed to Blanche. She died in 1980, and three years later the property was passed to Fred Langdon jnr. and Joan Cunningham, who were presumably Fred Langdon's children. They promptly sold the property to Burrell Wilkinson Ltd.<sup>15</sup>

When the store finally closed is not known but in 1983, the building was converted into a gallery and vegetarian restaurant (Victoria Café) by Burrell Wilkinson Ltd. The estimated cost was \$17,000.<sup>16</sup> In 1989 restaurateurs Alan Norman and Victoria

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<sup>10</sup> *Dominion*, 6 April 1915

<sup>11</sup> 00055:45: A4202, New washhouse and store for Mrs Langdon, 1925, WCA

<sup>12</sup> CT WN339/281, Land Information New Zealand (LINZ)

<sup>13</sup> *Wises Post Office Directory*, 1930-50

<sup>14</sup> *Ibid.* 1950-79

<sup>15</sup> CT WN339/281, LINZ

<sup>16</sup> 00058:0:C63126, Alterations and upgrading of front building, 1983, WCA



Martin bought the building and this began a run of transfers. In 1991 designer Maree Garstang bought the building. In 1997, she sold the building to Colleen Oakley, an administration manager, who initiated significant changes to the corner building. The first floor of both buildings was already being used as apartments. Oakley converted the restaurant into one apartment and did the same in the former bakehouse, converting the upper floor into an apartment. The corner building housed apartments 1 & 3, and the former bakehouse housed 2 & 4. The work was designed by Pip Lowe of Accent Architects. The walls in apartment 1 were aligned to those in apartment 3 above. New access stairs and a gangway cum balcony were built to the upper level apartments. The corner door to the restaurant was removed and weatherboarded over. The work required the installation of new doors and a number of double-hung sash windows on both buildings. The resource consent application stated that the work was 'to be such that the complex appears that it has always been as four apartments.'<sup>17</sup> The work was completed in 1998.

## 1.2 Timeline of modifications (include original plans)

1878	Store, bakehouse and outbuildings constructed.
(By) 1884	Accommodation wing added to north side of store.
1899 or 1900	Shop and accommodation wing amalgamated and new roof built to cover; likely changes to bakehouse.
1925	Jane Langdon made changes to the yard, with the original outbuildings removed and replaced by a new washhouse/store.
1983	Store converted into a gallery and vegetarian restaurant (Mt Victoria Café) by Burrell Wilkinson Ltd.
1997	Former Mt Victoria Café turned into apartment and a new apartment added to the bakehouse, bringing the number of apartments to four, two in each building. External staircase and elevated gangway between the two buildings constructed.

## 1.3 Ownership history

1878-1882	Henry Inniss
1882-1883	William Bannatyne
1883-1885	Robert Smith
1885-1893	Robert Smith or James Watkins
1893-1921	Hart Langdon
1921-1928	Jane Langdon
1928-1983	Fred Langdon / Blanche Langdon (later Rhodes)
1983	Fred Langdon jnr. and Joan Cunningham
1983-1989	Burrell Wilkinson
1989-1991	Alan Norman and Victoria Martin
1991-1997	Maree Garstang
1997-1999	Colleen Oakley

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<sup>17</sup> 00078:66: 36325, Converting café into two flats, 1997, WCA

## 1.4 Occupation history

1878-1880	Henry Inniss
1880	J.M. Hollywood
1880-1882	A.D. Auld
1882-1883	William Bannatyne
1883-1885	Robert Smith
1885-1893	James Watkins
1893-1921	Hart Langdon
1921-1928	Jane Langdon
1928-c.1936	Hart Langdon jnr.
c.1936-c.1940	Winifred Grinlinton
c.1940-c.1942	Winifred Grinlinton / Albert Carr (bakehouse)
c.1942-1951	Winifred Grinlinton / Albert Carr (bakehouse)/ Collins Brothers/Four Square
1951-1955	Albert Carr and KV. Smith (store)
1955-1977	A.T. Carr Ltd
1979	Carrline Furniture

## 1.5 Architect

Not known.

## 2.0 Physical description

### 2.1 Architecture

This complex, which is mainly composed of two buildings, is the outcome of many changes and additions, all of which have added to the history of the property in one way or another. As a result, there is no clear style or defined period apparent any longer.

The former shop has, courtesy of its 1899 / 1900 renovation, a distinctly late Victorian appearance, particularly in its generous proportions and decorated gables. Its previous purpose is evident in the closed off corner wall and generous windows on the ground floor. The building's other use – for accommodation – is also evident, with an entire upper storey set aside for that purpose. Outside of the shop area, the windows are largely double-hung sashes (some of them new) and the cladding is rusticated weatherboards. The corrugated iron clad roof is mainly hipped. The appearance of the rear of the building is partly a result of work undertaken in 1997/98 to turn the building entirely into accommodation. A cantilevered balcony dates from that period.

This balcony or gangway is linked to an elevated walkway and stairs that provide access to the rear building. The former bakehouse retains its original 1878 form but it has also undergone change and many of its windows are new, albeit that they were

built in a traditional double-hung sashes. The bakehouse has a pitched roof and a corrugated steel roof.

The interior of both buildings was not inspected.

## **2.2 Materials**

Timber framing and weatherboards, corrugated steel roof, concrete foundations, steel reinforcing

## **2.3 Setting**

1 Queen Street is situated on the lower slopes of Mt Victoria in a relatively open aspect. The former shop occupies a prominent corner site, although its street presence is reduced by the loss of the corner entrance in 1997. The property is situated where Brougham Street is at its widest, but the intersection also highlights the juxtaposition of the larger north-south boulevards and the narrower lanes that extend off them. Brougham Street is dominated by two-storey villas on generous sections, but houses on Queen Street are, generally, single-storey and on smaller sections.

### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

*Architectural:* Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

Although much altered, the buildings are both redolent of their era, with Victorian joinery and proportions, double-hung sash windows and panelled doors. The buildings are also hard on the street edge, which speaks both of their commercial purpose and their age.

*Townscape:* Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?

This pair of buildings is important for various reasons. Mt Victoria is an long-established suburb and these buildings, which have been standing since 1878, occupy a prominent site on an important suburban street. The property has been a significant element in the suburban streetscape since its construction and it has been witness to tremendous change.

*Group:* Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?

The group of buildings that make up 1 Queen Street have a shared history that dates from 1878. They are also linked through the materials used on their exteriors and their overall appearance. More widely the buildings are, with a few exceptions, part of a largely intact 19<sup>th</sup> century suburban townscape that survives on both Brougham and Queen Streets.

##### **Historic Value:**

*Association:* Is the item associated with an important person, group, or organisation?

1 Queen Street has not been associated with a significant individual or organisation but it does have historical value for most likely being Mt Victoria's oldest commercial building.

*Association:* Is the item associated with an important historic event, theme, pattern, phase, or activity?

##### **Scientific Value:**

*Archaeological:* Does the item have archaeological value for its ability to provide scientific information about past human activity?

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

As Mt Victoria's likely oldest commercial building – and one of the oldest in Wellington – it does have considerable rarity at a local level.

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

Both buildings have some authenticity, although in both cases that relates to fabric from later eras. The buildings do demonstrate a capacity for adaptability that has not necessarily assisted their integrity.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local. This place has great significance for Mt Victoria, as the oldest commercial buildings in the suburb. There are few older in Wellington.

#### 4.0 References

##### *Wellington City Archives*

00053:55:3509, Corner Brougham Street and Queen Street, alterations to shop and dwelling including rebuilding of bakehouse and stalls, Applicant: J Nicholson. Owner: Langdon, 23 Aug 1899

00053:59:3698, Corner Brougham Street and Queen Street, verandah. Applicant: Nicholson. Owner: H Langdon, Jan 1900

00053:132:7416, Queen Street, stable and additions and alterations to dwelling. Applicant: C H Dement. Owner: H Langdon, 5 Dec 1906

00053:136:7609, Queen Street, baker's oven and cellar. Applicant: C H Dement. Owner: H Langdon. Legal Description: Section 4 Town Acre 334, 6 May 1907

00055:45:A4202, 59 Brougham Street, additions, Legal description: Lot 4 DP 3942, DP 2491 (Deeds 178). Owner: Mrs Langdon. Builder: Upton and Shearer. Application value: £132, 26 Mar 1925

00058:0:C63126, 59 Brougham Street, alterations. Legal description: Lot 4 DP 2491. Owner and builder: Burrell & Wilkinson Ltd. Application value: \$17,000. 1983

00058:0:C63014, 59 Brougham Street, repile. Legal description: Lot 4 DP 3942, DP 2491 (Deeds 178). Owner: Burrell Wilkinson Ltd. Builder: Burrell Wilkinson Ltd. 12 Sep 1983

00078:66:36325, 59 Brougham Street, conversion of cafe to apartments. Owner: Colleen Oakley. Applicant: Colleen Oakley. Legal description: Lot 4 Deeds Plan 178. Application value: \$70,000. 1997

00078:70:47887, 59 Brougham Street, removal of bath and installation of shower. Owner: C J Oakley. Applicant: C J Oakley. Legal Description: Lot 4 DP 178. Application Value: \$500. 1998

00078:507:70078, 59 Brougham Street (also known as 1D Queen Street) installation of fire window, 2000



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## House

14 Queen Street



Photo: Michael Kelly

### Summary of heritage significance

This house is a survivor from the earliest period of construction on Queen Street – the mid to late 1870s. It forms part of a landscape of Victorian houses that add significant character to the middle portion of Queen Street.

District Plan:	N/A
Legal Description:	Pt. Section 333, Town of Wellington
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	Pre-1900 dwelling
Other names:	N/A
	1878 House built
	By 1892 Gabled addition added to rear of house
	1919 Addition to front of house to extend lounge and bedroom and add new porch, new bay windows
Key physical dates:	1955 House repiled
	1991 Rear rooms opened up by removal of a chimney, an extension to the kitchen and the removal of an external toilet; small lean-to on the west rebuilt to form study; four skylights fixed in existing roof and one on lean-to
Architect / Builder:	Not known
Former uses:	Dwelling



Current uses: Dwelling  
Earthquake Prone Status: Not EQP

Extent:



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## 1.0 Outline History

### 1.1 History

#### 14 Queen Street

This house was built for Charles Luxford or George Irons (1854-1922), an ironmonger, in 1878. Irons bought the property off Charles Luxford that year.<sup>1</sup> The house occupies Town Acre 33, the Crown Grant for which was issued in 1854. The acre had been owned by Dennison Cochran since 1857,<sup>2</sup> but by 1873, the year the land was subdivided and began to be sold, the land was occupied by Thomas Bedford.<sup>3</sup> It may have been he who initiated the subdivision. A private road was built from Brougham Street to give access to the houses, many of which were built in 1877 and 1878. An image taken in 1878 shows a row of cottages, including 14 Queen Street, close to completion.



The newly built cottage at 14 Queen Street, 1878. (PA1-o-041-1, Alexander Turnbull Library)

Irons was a partner in William Dawson and Co., ironmongers, from 1880 to 1888. After that partnership was dissolved, he went out on his account. In 1894, he transferred to Napier to become manager of H. Williams and Sons' ironmongery business.<sup>4</sup> He later returned to Wellington and lived in Kelburn until his death. Irons sold 14 Queen Street to James Craig, an engineer, in 1887. This may have been James Craig, a chief engineer for the Union Steam Ship Company. At some point between 1884 and 1892,<sup>5</sup> a gabled addition was made to the rear of the house parallel to the existing body of the house. No record of this change is known. Likewise there are no records of other early, smaller additions to the rear of the house.

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<sup>1</sup> CT WN11/79, Land Information New Zealand (LINZ)

<sup>2</sup> Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 333, Archives New Zealand

<sup>3</sup> *Wellington Independent*, 11 October 1873, p.4

<sup>4</sup> *New Zealand Times*, 1 November 1894, p.2

<sup>5</sup> It does not feature in a photograph of the house taken as part of a panorama of Wellington in 1884. It was in place by the time the Thomas Ward map of Wellington was published in 1892.

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Craig died in 1892 and his widow sold the house to Captain Josiah Lambert, a master mariner, who also worked for the Union Steam Ship Company. The above mentioned extension may have been added by the Lamberts (Josiah and wife Mary) because the couple had eight children, at least some of whom were born in the house. The house was connected to drainage in 1897. George Lambert died in 1919, aged 70, but Mary, who was considerably younger than him, retained the house, which she shared with at least several of her children. That same year, she made a significant addition to the front of her house, in a bungalow style, adding a new porch and two bay windows, the latter extending the lounge and bedroom. The work appears to have been designed and built by her son William.<sup>6</sup>

Mary Lambert died in 1944, at the age of 76 and the contents of the house were sold.<sup>7</sup> The house itself was sold to Thomas Montague, a blacksmith. He was another long-standing occupant. He had the house repiled in 1955. In 1980, after 36 years in the house, he sold the property to Stephen Franks, lawyer and later an MP for the Act Party and National Party list candidate, and journalist Catherine McKenzie. A series of transfers followed. In 1982, Paul McLaren, an engineer, purchased the house. In 1985, the property was bought by Chris Castle, a contractor. That same year he sold the house to Barbara Grieve, a corporate planner, and Chris Stone, a geophysicist.<sup>8</sup> In 1991, they made changes to the house, opening up the rear rooms by the removal of a chimney, removing an extension to the kitchen and an external toilet, and rebuilding a small lean-to on the west (previously a storeroom) to form a study. The work was designed by civil engineer Geoff Sparrow and the estimated cost was \$14,900.<sup>9</sup>

The couple retained the house (with the exception of six years when Stone was the sole owner) until 1996.

## 1.2 Timeline of modifications (include original plans)

1878	House built
By 1892	Gabled addition added to rear of house
1919	Addition to front of house, extending the lounge and bedroom, new porch, new bay windows added
1955	House repiled
1991	Rear rooms opened up by removal of a chimney, an extension to the kitchen and the removal of an external toilet; small lean-to on the west rebuilt to form study; four skylights fixed in existing roof and one on lean-to

## 1.3 Ownership history

1878-1887	George Irons
1887-1892	James Craig

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<sup>6</sup> 10933; 14 Queen Street, additions - 31 Jul 1919, Wellington City Archives (WCA)

<sup>7</sup> *Evening Post*, 6 May 1944, p.10

<sup>8</sup> CT WN11/79, LINZ

<sup>9</sup> E22073; 14 Queen Street, dwelling additions and alterations – 1991, WCA

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1892-1919	Josiah Lambert
1919-1944	Mary Lambert
1944-1980	Thomas Montague
1980-1982	Stephen Franks, Catherine McKenzie
1982-1985	Paul McLaren
1985-1985	Chris Castle
1985-1987	Chris Stone, Barbara Grieve
1987-1993	Chris Stone
1993-1996	Chris Stone, Barbara Grieve

#### **1.4 Occupation history**

1878-1887	George Irons
1887-1892	James Craig
1892-1919	Josiah and Mary Lambert and family
1919-1944	Mary Lambert and family
1944-1980	Thomas Montague
1980-1982	Stephen Franks, Catherine McKenzie
1982-1985	Paul McLaren
1985-1985	Chris Castle
1985-1996	Chris Stone, Barbara Grieve

#### **1.5 Architect**

Not known.

### **2.0 Physical description**

#### **2.1 Architecture**

This house is the outcome of two main additions to the original 1878 cottage, which consisted of the living area, possibly a lean-to and a verandah. Today it is composed of twin gabled structures, parallel to the road, the rear one being the addition early in the house's history. The portion in front (two gables, one larger than the other [the 1919 addition]) runs at right angles to the alignment of the gables. It extended the rooms at the front of the house and created a new porch. Finally, there is a small extension on the south-west corner that was partially rebuilt in 1991.

The roof cladding is corrugated steel, the weatherboards are lapped (although the rear portion of the house may have rusticated weatherboards), the windows on the front elevation are casements with fanlights. The nature of the remainder of the windows is not exactly known but they are a mixture of old and new. Glazing was added to the rear wall of the kitchen in 1991.

#### **2.2 Materials**

Timber – framing, joinery, external cladding

Concrete – foundations?

Corrugated steel – roof cladding

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### 2.3 Setting

Queen Street is a narrow road with one or two-storey cottages on small sections. The street is particularly intimate at the western end, in the vicinity of no.14. Although many of the nearby houses have been modified, or even had garages added, there is much of the street's 19<sup>th</sup> century origins evident in architectural detailing, fences and paths and proximity to the street. No.14 has a number of mature trees on its section; those at the front reduce its street presence somewhat.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

Despite the changes, this is still evidently an old dwelling, with the nature and age of the alterations evident in the house's appearance. The rear part of the house is clearly old by Mt Victoria standards.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

This is one of many old houses in Queen Street that contribute to its appealing Victorian character. The narrowness of the street gives the area added intimacy.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

Although Queen Street is made up of a range of house types and building styles, it retains a definable character because of the age of most of the houses, their modest size and close relationship to each other. In this sense it is very similar to nearby Elizabeth Street but perhaps without the same quality.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

The house and associated land was occupied early in the history of Mt Victoria and could reveal information about European settlement from that period through archaeological investigation.

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

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**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

The house contributes to Queen Street's sense of place, which is based mainly on modestly sized houses on small sections in a narrow established street.

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The house does reflect the nature of its changes and its appearance – from the street – is very much as it was after the 1919 changes. So to that extent the house does have authenticity from that period, albeit that there have been many changes to the rear of the house.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local. (It's not immediately clear if this is just one of a number of survivors from the 1870s in Queen Street. Needs more investigation.)

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## 4.0 References

Wellington City Archives

10933; 14 Queen Street, additions - 31 Jul 1919, Wellington City Archives

E22073; 14 Queen Street, dwelling additions and alterations – 1991

Ward Map, 00514:7:3, 1892

CT WN11/79, CT WN42B-557, Land Information New Zealand

Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1,  
Town Acre 333, Archives New Zealand

*Evening Post*, 6 May 1944

*New Zealand Times*, 1 November 1894

*Wellington Independent*, 11 October 1873



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## House

31 Shannon Street



Photo: Michael Kelly

### Summary of heritage significance

This beautifully detailed Edwardian residence occupies a fine elevated site, which it makes very good use of to offer wide views over Wellington. Using superior materials, this house makes great use of a wide range of decorative elements – timber mouldings, fine brickwork and Marseille tiles amongst them. The house’s most historically important occupant was most likely William Anderson, Director of Education from 1915 to 1921.

District Plan:	N/A
Legal Description:	Lot 5, DP 1248 (also Lot 2, DP 384264, right of way)
Heritage Area:	N/A
HPT Listed:	N/A
Archaeological Site:	N/A
Other names:	N/A
Key physical dates:	Late 1970s      Possible alterations to form a flat 2000-01      Two storey addition to rear (south-east) containing a bedroom, dressing room and study above a bathroom and laundry, plus new entrance. South-east wall removed, including the fireplace and chimney.
Architect / Builder:	H. Victor Griffiths / Alexander Reynell
Former uses:	Dwelling
Current uses:	Dwelling
Earthquake Prone	Not EQP

Status:

Extent:



## 1.0 Outline History

### 1.1 History

This house was built in 1907 for Alexander Arthur Reynell (1864-1927), a Canadian-born contractor. No architect is known to have been involved in the work; the plans were signed by H. Victor Griffiths, a draughtsman.<sup>1</sup> Reynell, by then 53, almost certainly undertook the construction himself, most likely with some of his own employees. As part of the work, excavations were required, with some of the material being placed behind a retaining wall and the remainder 'wheeled to the front to form a terrace in front of the residence.'<sup>2</sup> An attic was shown in the original plans but then crossed out. It does not appear to have been built. Neither was an elaborate corner turret, perhaps for reasons of cost.

Reynell was born in Vancouver but came to New Zealand as a child with his parents. He was working as a contractor in the upper North Island at a young age. He was bankrupted at the age of 21, the first of a number of setbacks and legal scraps that were a feature of his business career. Reynell then became a grocer, but in 1887, after his business burned down there were suspicions that he had started the fire to get the insurance payout.<sup>3</sup> He was exonerated and received his insurance. That same year he married Annie Bowman. They had one child, Carew, named after Reynell's father. The Reynells moved frequently. After a stint in Helensville, they fetched up in Feilding in the

<sup>1</sup> 7703; 31 Shannon Street, dwelling - 15 Jul 1907, Wellington City Archives (WCA)

<sup>2</sup> Ibid.

<sup>3</sup> *New Zealand Herald*, 23 November 1887 p.6

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mid-1890s where Alexander took up competitive cycling, with mixed success. The family returned to Auckland in 1896 and then appeared in New Plymouth in the early 1900s. By 1903, they had moved to Wellington where Alexander and his brother Edward set up a construction business together. They were soon securing reasonably significant contracts. In 1910, Reynell was unsuccessfully sued for breach of contract<sup>4</sup> and then in 1911, a private case was taken against Reynell by the iron foundry owner William Cable seeking £1,000 for 'alleged bodily harm'.<sup>5</sup> The matter was held over for a year and, perhaps prompted by the impending suit, the Reynells moved again, this time to Australia.<sup>6</sup> They never returned.<sup>7</sup>

The Reynells were living in Brougham Street before their house was finished, but they barely lived at 31 Shannon Street. Not much more than a year after the family moved in,



William Anderson in the early 1900s.  
(*Cyclopedia of New Zealand*)

Reynell sold the house and they moved to Coromandel Street. The new owner was William Anderson (1854-1931), a senior civil servant. Anderson was born in Northern Ireland and educated at Queen's College, from where he graduated a Doctor of Laws after an outstanding academic career. He taught in Northern Ireland then Queensland before taking up the position of Inspector of Schools in South Canterbury in 1884. In 1886, he took over a comparable position in North Canterbury.<sup>8</sup> In 1906, he was appointed Assistant Inspector-General of Schools and moved to Wellington. In 1915, he was appointed Director of Education, a role made even more challenging because of the great shortage of teachers during World War I. He retired in 1921. He was a member of the University Senate of New Zealand from 1915 to 1927 and at the time of his death he was the director of the New

Zealand Investment and Mortgage Company. He married May Cuddon in 1905 (he was 51 by then) and they had three children. An earlier marriage to a woman in Queensland ended with her premature death.<sup>9</sup> May Anderson inherited the house and remained an occupant until 1936, when she sold it to Alfred Collins, a banker.

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<sup>4</sup> *Evening Post*, 23 September 1910, p.2

<sup>5</sup> *Evening Post*, 19 May 1911, p.7

<sup>6</sup> In 1915, Reynell wrote a letter to the *Dominion* complaining about the difficulties involved in leaving Australia temporarily. It was the first recorded indication that he and his family had left New Zealand, although it seems highly likely that they left earlier. (*Dominion*, 9 December 1915, p.6)

<sup>7</sup> The Reynells and their son died in Australia. See Alexander Arthur Reynell genealogical record at

<http://www.clanmacfarlanegenealogy.info/genealogy/TNGWebsite/getperson.php?personID=I45002&tree=UL> [retrieved on 11 February 2017]

<sup>8</sup> *Cyclopedia Company Limited 1903, The Cyclopedia of New Zealand [Canterbury Provincial District]*, Cyclopedia Company, Limited, Wellington pp.172-173

<sup>9</sup> *The Cyclopedia of New Zealand [Canterbury Provincial District]*, pp.173

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Collins and his wife Florence (they married in 1928) do not appear to have had any children. When World War II broke out, Collins, although by then in his early 40s, enlisted as a private in the 25 Infantry Battalion. He fought in North Africa but sadly died as a result of an accident in 1941 and was buried in the Cairo War Memorial Cemetery.<sup>10</sup> His widow remained in the house.

In 1950, the house was sold to land agent Robert Jenson, who, on the very same day, on-sold the house to company director Kenneth Carter and his wife Elizabeth. Then, in the same year, the house was again sold, this time to Mary Fisher, a widow. When she died three years later, the house was inherited, and occupied, by her daughter Sylvia Curtis. She remained in the house for most of the next 28 years. Towards the end of her tenure, a flat (31a) was listed at the same address. There is no record of any alterations to the dwelling to form a flat. In 1981, the year that Curtis died, the house was let out.

In 2000-01, an addition was made to the rear (south-east) elevation. Designed by Architecture Workshop, it consisted of double-height structure containing a bedroom, dressing room and study above a bathroom and laundry and included a new entrance to the house. It also required the demolition of the existing south-east wall including the fireplace and chimney and the demolition of some internal walls and some new internal joinery. The work was estimated to cost \$120,000.<sup>11</sup> An amendment in 2001 saw steel posts and beams and a glass block wall all replaced in timber.<sup>12</sup>

## 1.2 Timeline of modifications (include original plans)

Late 1970s	Possible alterations to form a flat
2000-01	Two storey addition to rear (south-east) containing a bedroom, dressing room and study above a bathroom and laundry and included a new entrance to the house. It required the removal of the existing south-east wall, including the fireplace and chimney, demolition of some internal walls and new internal joinery. Designed by Architecture Workshop.

## 1.3 Ownership history

1907	Alexander Reynell
1909-1931	William Anderson
1931-1936	May Anderson
1936-1941	Alfred Collins
1941-1950	Florence Collins
1950	Robert Jenson
1950	Kenneth Carter
1950-1953	Mary Fisher
1953-1981	Sylvia Curtis

## 1.4 Occupation history

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<sup>10</sup> Auckland War Memorial Museum On-line Cenotaph – Alfred Keith Collins, [www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C22358](http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C22358) [retrieved 12 February 2017]

<sup>11</sup> 60832; 31 Shannon Street, dwelling additions and alterations – 2000, WCA

<sup>12</sup> 74193; 31 Shannon Street, residential alteration – 2001, WCA

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1907	Alexander and Annie Reynell, Carew Reynell
1909-1931	William and May Anderson and family
1931-1936	May Anderson
1936-1941	Alfred and Florence Collins
1941-1950	Florence Collins
1950-1953	Mary Fisher
1953-1981	Sylvia Curtis

## 1.5 Architect

Probably H. Victor Griffiths, a draughtsman

## 2.0 Physical description

### 2.1 Architecture

This ornate, two-storey Italianate villa was clearly purpose-designed for its location. The house fans across the sloping site, providing a variety of views of the city. Timber framed and clad with a Marseille tile roof, the house is W-shaped with a central core and three projecting wings, oriented towards Te Aro and the edge of the harbour. Balconies on both floors stretch between the central and southern wings. There is another gable at the southern corner of the house, alongside a thoroughly modern two-storey addition to the rear (deliberately intended to be read as new). This addition is very difficult to see from most nearby locations.

The house is built against the slope, which reduces the size of the ground floor relative to the first floor. As a result, the house's functions were originally arranged across both floors, with the dining room, kitchen and living room, plus one bedroom, all on the first floor and the washhouse, a study and another bedroom on the ground floor. The present arrangement of the house's interior is not known.

The treatment of the main facades is highly decorative, with carved panels below the gable apexes and scalloped gable infill behind, scrolled eave brackets, moulded piers on the facings between windows and some lightly applied half timbering on walls. The main entrance is richly detailed, as are the verandahs. Three elaborately corbelled chimneys festoon the roof. The external walls have rusticated weatherboards, while the windows are a mixture of casements and double-hung sashes, with fanlights above.

### 2.2 Materials

Brick – ground floor walls (portion nearest hillside), chimneys

Timber – framing, joinery, exterior cladding, verandahs

Concrete – rear wall and chimney foundations

Marseille tiles - roof

### 2.3 Setting

The house is surrounded by other dwellings on the Mt Victoria hillside but because of its sloping site just below the end of Shannon Street, it also largely unencumbered. This is

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helped by the retention of its original curtilage. Mature trees on the property and elsewhere now make the house difficult to see from some vantage points but the upper floor rooms retain views to many parts of Te Aro and the city.

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### 3.0 Criteria for assessing cultural heritage significance

#### *Cultural heritage values*

##### **Aesthetic Value:**

**Architectural:** *Does the item have architectural or artistic value for characteristics that may include its design, style, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?*

This is a very fine dwelling, beautifully detailed and cleverly designed for its location. The use of high quality building materials and finishes adds to the house's fine appearance.

**Townscape:** *Does the item have townscape value for the part it plays in defining a space or street; providing visual interest; its role as a landmark; or the contribution it makes to the character and sense of place of Wellington?*

The house makes a large contribution to the townscape at the end of Shannon Street, an area of Victorian and Edwardian housing on a steep hillside that contains much visual interest and character. This is arguably the best of the houses in the immediate vicinity.

**Group:** *Is the item part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use?*

The streets, lanes and walkways on the hillside above upper Hawker Street form one of most interesting streetscapes in Wellington. The steep sites, views, maturing vegetation, fences, paths and houses form a unique townscape.

##### **Historic Value:**

**Association:** *Is the item associated with an important person, group, or organisation?*

The house is associated with historical figures of modest importance, with the perhaps the most important being William Anderson, an important figure in late 19<sup>th</sup> and early 20<sup>th</sup> century education in New Zealand.

**Association:** *Is the item associated with an important historic event, theme, pattern, phase, or activity?*

##### **Scientific Value:**

**Archaeological:** *Does the item have archaeological value for its ability to provide scientific information about past human activity?*

**Educational:** *Does the item have educational value for what it can demonstrate about aspects of the past?*

**Technological:** *Does the item have technological value for its innovative or important construction methods or use of materials?*

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**Social Value:**

**Public esteem:** *Is the item held in high public esteem?*

**Symbolic, commemorative, traditional, spiritual:** *Does the item have symbolic, commemorative, traditional, spiritual or other cultural value for the community who has used and continues to use it?*

**Identity/Sense of place/Continuity:**

*Is the item a focus of community, regional, or national identity?*

*Does the item contribute to sense of place or continuity?*

**Sentiment/Connection:** *Is the item a focus of community sentiment and connection?*

**Level of cultural heritage significance**

**Rare:** *Is the item rare, unique, unusual, seminal, influential, or outstanding?*

**Representative:** *Is the item a good example of the class it represents?*

This is a very fine example of an Edwardian Italianate villa. With the exception of the modern addition on the south elevation, it is largely authentic and demonstrates a palpable refinement.

**Authentic:** *Does the item have authenticity or integrity because it retains significant fabric from the time of its construction or from later periods when important additions or modifications were carried out?*

The modern addition notwithstanding, which required the demolition of part of a wall and a chimney, the bulk of the house – externally – appears to retain high authenticity from the time of its construction.

**Local/Regional/National/International**

*Is the item important for any of the above characteristics at a local, regional, national, or international level?*

Local.



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## 4.0 References

Alexander Arthur Reynell genealogical record at  
<http://www.clanmacfarlanegenealogy.info/genealogy/TNGWebsite/getperson.php?personID=I45002&tree=UL> [retrieved on 11 February 2017]

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*New Zealand Herald*, 23 November 1887, *Evening Post*, 23 September 1910, *Evening Post*, 19 May 1911, *Dominion*, 9 December 1915

### *Wellington City Archives*

7703; 31 Shannon Street, dwelling - 15 Jul 1907, Wellington City Archives

60832; 31 Shannon Street, dwelling additions and alterations – 2000

74193; 31 Shannon Street, residential alteration – 2001



