

Appendix 4: Heritage area reports

1. Armour Avenue
2. Doctors Common
3. Elizabeth Street
4. Ellice Street
5. Lower Hawker Street
6. Moir Street
7. Porritt Avenue

Armour Avenue

Heritage Area

Mt Victoria, Wellington



June 2017

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1 Executive summary (or brief statement of significance)

The area consists of a continuous group of eight houses on the northern side of Armour Avenue in Mt Victoria. The street was formed following the 1894 subdivision of a Brougham Street property owned by local resident Catherine Gray. The area's close proximity to town meant the sections were snapped up by those wanting to build their own homes as well as speculative builders. All the houses were built between 1897 and 1903, highlighting how colonial suburbs grew streets at a time. This was at the tail of the suburb's original development; subsequent growth was mainly through land-use intensification.

In common with most housing in Mt Victoria, the Armour Avenue group comprise a mix of one and two-storey timber structures, of varying sizes and sited on rectangular sections with narrow street frontages. A few of the houses were architecturally-designed, but most came from pattern books. What marks this group out from those in other streets is their architectural integrity. All are designed in the late-Victorian villa style and, as was common in this period, some feature elaborate architectural treatments. Subsequent renovations to their external fabric have been largely sympathetic to the villa idiom. This is rare in the Mt Victoria context and significantly increases the group's architectural importance.

The group highlights the 20th century history of Mt Victoria. In 1900 it was a socially-diverse community and most houses were single-unit dwellings occupied by homeowners and renters. This changed from the 1920s as many middle class residents left the area for more fashionable peri-urban suburbs. Many houses were converted into flats or boarding houses and the area became more working class and transient in nature. From the late 1970s, middle class house buyers returned to Mt Victoria, attracted by its heritage values and central location. By 2000 the suburb's gentrification was largely complete. Armour Avenue illustrates this process at a street or micro-level. Some dwellings housed their owners, others were rented; some remained single dwellings, others became flats; a few residents had long occupation periods, many others were short. Common to all the houses has been their gentrification. In 2017 owner-occupiers outnumbered renters.

The Armour Avenue houses stand out for not only their architectural integrity but for the way they embody or represent urban history. In the course a few metres they tell a story that not only reveals much about Mt Victoria's past but that of New Zealand's other inner city suburbs as well.

2 Description of area

2.1 Area – contents and boundaries

This area incorporates a set of eight residential buildings on the northern side of Armour Avenue. This set is bookended by Brougham Street and Porritt Avenue and interrupted on the northern side by Albany Avenue.

List of buildings

1 Armour Avenue
7 Armour Avenue
9 Armour Avenue
11 Armour Avenue
13 Armour Avenue
15 Armour Avenue
17 Armour Avenue
19 Armour Avenue

2.2 Other features

Not applicable.

2.3 Archaeology

Subdivision of this area was relatively late in the suburban development of Mt Victoria so it is likely that the area is not of potentially high archaeological value.

2.4 Setting

Armour Avenue is located in the suburb of Mount Victoria in Wellington. It runs west-east, connecting Brougham Street with Porritt Avenue. The street sits in a dip between ridges on the western side of Mt Victoria. The eight houses identified for inclusion in this area are on the northern side of the street, interrupted, about halfway along by Albany Avenue, a short dead-end street perpendicular to Armour Avenue. The area has an established feel with some mature trees and established gardens adding to the general ambience, although no.s 1, 7, 9 and 11 are close to the street.

2.5 Structures and features

There are eight houses in this area, all on one side of the street. They were all built within a short period around the turn of the 19th century. They do comprise something of a mixture of housing; there are two single-storey villas and six two-storey houses, with three being somewhat grander dwellings. By the standards of the time, none can be considered truly working class but Armour Avenue did have a range of occupants from different socio-economic groups. Most of the houses retain

notable levels of integrity, as well as original or appropriately designed boundary fences and the like.

2.6 Area plan



3 Historic context

3.1 History of area

In December 1893 a major subdivision, including a private right of way, originally called Brougham Avenue, was prepared for Catherine Gray and son David Gray by surveyor Thomas Ward. The land was bought by William Gray in 1870. He and his wife Catherine arrived from Aberdeen on the *Simlah* in 1852 and initially settled in New Plymouth where William Gray was appointed Postmaster. After stints in Nelson, Dunedin and Auckland he was appointed Secretary of the General Post Office and Inspector of Post Offices, based in Wellington. He died in 1873 and Catherine Gray inherited his holdings. She later (1905) built a large house on the corner of Brougham Street and Brougham Avenue that still stands. Another of her sons, Alex Gray, built a house next door on Brougham Street and this also still stands.

The Armour Avenue subdivision was part of a larger subdivision affecting Town Acres 318 to 329, land bounded on three sides by Brougham Street, Ellice Street and Austin Street. It came at a time when Mt Victoria was rapidly filling with houses and pressure was increasing to open up vacant land close to town. The Gray's subdivision was approved on 27 February 1894. Roads were formed and parcels of land sold. Construction of the houses contained in this area began in 1897 and all eight had been built by 1903. In 1905, Armour (Brougham) Avenue became a public road. Houses on the other side of the street came later, after the sale of the land at the rear of Catherine Gray's house in 1919, the year that she died.¹ This was one of the last substantial subdivisions in Mt Victoria.

In 1911, in an unexplained arrangement, the Wellington City Council's Finance Committee determined that 'application be made to the Government for the variation of the exemption of Brougham Avenue, so as to provide that no new building shall be erected within 10 feet [3.048 metres] of its southern boundary, between certain points.'² So, with the exception of 34 Porritt Avenue (and 6 Armour Avenue, built in 1956), none of the houses on the southern side of the street were built within three metres of the street, or close to it, a considerable contrast with the north side.

In 1969, the name of the street was changed from Brougham Avenue to Armour Avenue, after WA Armour, who was made the fifth principal of Wellington College in 1928. The purpose of this change was to remove the duplication of names, which caused problems for emergency services.

¹ *New Zealand Times*, 4 October 1919, p.12

² *Dominion*, 22 September 1911, p.7

The owner and occupants have been a mixture of middle and working class families, individuals and widows. In more recent decades the street has become somewhat gentrified, along with the usual changes to house interiors and alterations to rear elevations. However, this has had no dramatic effect on most of the street elevations of the houses.

3.2 History and description of key structures

1 *Armour Avenue*

This two-storey villa was built for HC Petersen by Mr Dixon (possibly Robert Dixon, also the builder of 7 and 9) in 1899. The house has had a number of largely working class occupants, notably, from 1903, Linnaeus Partridge. Partridge was a jeweller who arrived in Wellington in 1898 and, despite the early setback of a fire at his workshop in Willis Street, went on to establish a well-known Wellington partnership with jeweller George Jenness. They soon gained a reputation for quality workmanship and undertook a number of important commissions which included medals and Prime Ministerial gifts.

Street directories show that subsequent occupants included an assortment of working class men and several married (possibly widowed) women. Annie Bird was an early occupant; her son died in the wreck of the *SS Penguin* in 1909.³ Other occupants included, in 1913, Francis Beamish, a clerk, in 1921, William Perry, solicitor, in 1929, John William Knight, builder, and then in 1955, Joyce Seddon. By 1961/62 Stan Horsfield, an assistant manager shared the house with John Gowans, a stereotyper. To date, there has been a wide assortment of occupants.



The building has undergone several important alterations. The upstairs extension and glazing of the verandah was most likely added in the 1920s. In 1944 the owner, builder JW Knight, undertook the work to convert the house into two separate flats. The building, plumbing and drainage of this work cost a total of £100, and included turning an upstairs bedroom into a second

³ *New Zealand Times*, 15 February 1909, p.5

kitchen.⁴ Internal and external alterations to kitchen, dining room and courtyard of the ground floor were undertaken in 2003. Cosgrove Design Ltd drew up these plans, which included shortening the passageway, combining the dining and kitchen area to create a larger kitchen area with an island workbench, and reconfiguring the toilet and bathroom space.⁵ The following year new skylights and French doors were added.⁶

This two-storey house has an infilled verandah on its upper storey and a bow window (with casements and fanlights) on its ground floor. Despite the changes to this house, which have largely obscured its Victorian origins, it still adds to the character of the street. This may be partly because the alterations do not fundamentally alter the nature of the area.

7 Armour Avenue

This timber villa was built for and by Robert Dixon, along with the neighbouring property at No 9, in 1899. The two houses were speculative builds. The earliest occupants in this house were engineer Henry Hastwell and his wife Ida. After her husband's death in 1908, Ida Hastwell continued to live at the residence until her own death in 1921. Clerk Graham Camp occupied the property from 1921. He was followed, from 1924, by Alfred Fagg, a grocer, who lived there for over 20 years.



John Morrison occupied the house from 1946 until 1954, when Eva M Nicholls began a long tenure. In 1979 SM Nicholson and RS Bracefield moved in, quickly followed, in 1981, by Geoffrey Gilman and Christine and Rosalie Webster, and then, from 1985 to 1991, by Ralph Mead and Christina Sawicki.

The house, particularly the front elevation, has changed little. The sash windows on the upper level are original, as is the entrance way. Additions were undertaken in January

⁴ 00056:299:B23701; 1 Brougham Avenue, convert to 2 flats - 27 Nov 1944, Wellington City Archives (WCA)

⁵ 00078:1812:109414; 1 Armour Avenue, alterations – 2003

⁶ 00078:2296:112829; 1 Armour Avenue, additions and alterations – 2004

1954 when owner Eva Nicholls employed builder RR Ward to extend the living room at the rear of the house at a cost of £185.⁷ In 1980, it was repiled at a cost of \$1,895.⁸ In 1988 the Cockburns upgraded the laundry area, built a porch over the back door and installed a spa pool at the rear of the property.⁹ In 2008 a stairway and windows at to the back of the house were added.¹⁰ Today the house is separated from the footpath by a white picket fence.

9 Armour Avenue

In 1899 this villa and the one neighbouring it at no.7 were built for and by speculative builder Robert Dixon.¹¹ By 1903 it was occupied by George McLean, and then by Oscar Kember, a Justice of the Peace and accountant at Kember & Son. The next tenant, in 1916 was Emma Tanner; then Mary Houlihan in 1921; Mrs FA Byrne and Miss E Houlihan shared the house from 1924; then bank clerk Edward C Little occupied the residence in 1929. He was followed by two widows in succession,



Margaret Campbell from 1940 and Ellen Larking from 1959. By 1971/72 the occupants were John Van Huizum and Murray Campbell, a surveyor. They were followed by Howard C Barker in 1975 and SJ Read in 1979. Since 1981 the wide assortment of occupants and their short residency suggests that the property has been a rental and continues in this use today.

In 1980, then owner Greg Hooker employed architect Sarah Scott &

Associates to draw up plans for ambitious alterations. These included demolishing internal walls; removing all flooring; demolishing the downstairs toilet; removing the rear deck; repairing the roof; removing of rotten weatherboards; relining the entire house with gib board; reflooring; installing new wiring; new decks; new

⁷ 00056:471:B3653; 7 Armour Avenue, additions – 22 Jan 1954

⁸ 00058:1303:C55065; 7 Armour Avenue, repile – 21 Nov 1980

⁹ 00059:242:D11055; 7 Armour Avenue, dwelling additions and alterations – 1988

¹⁰ 00078:2912:186723; 7 Armour Avenue, New stairway and windows to the back of the house – 2008

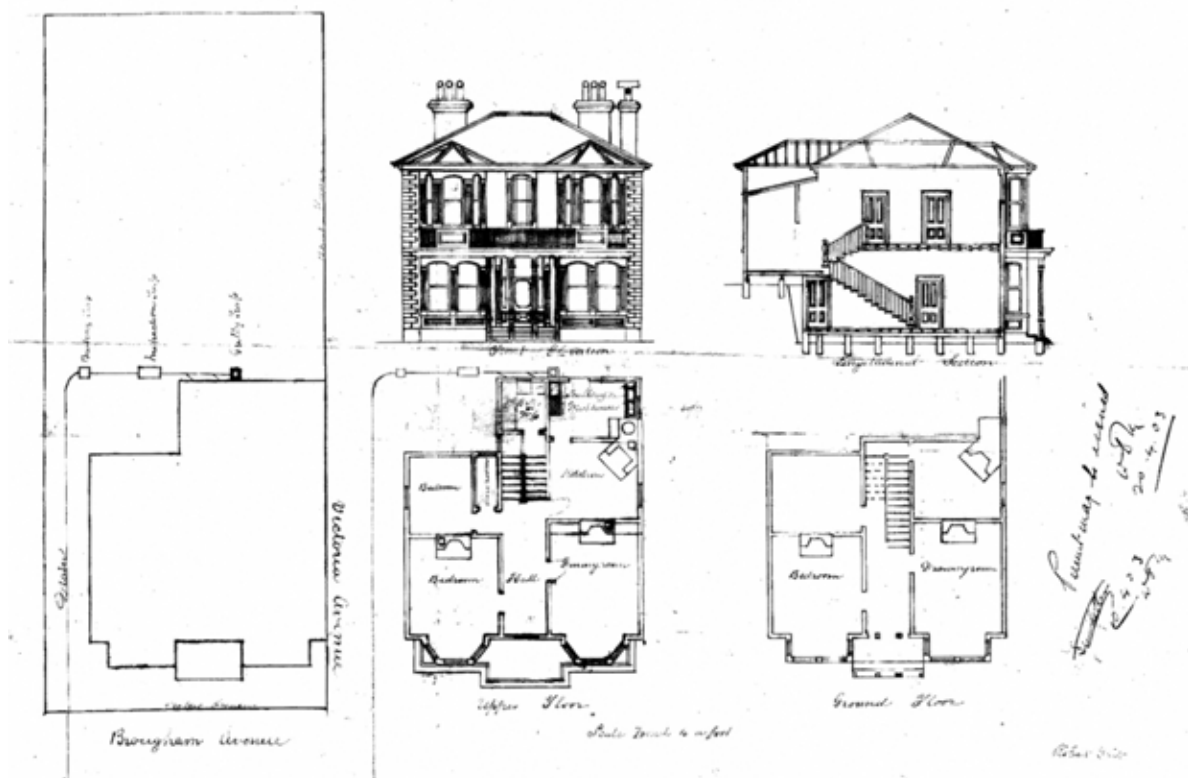
¹¹ 00053:55:3479; Brougham Avenue [7 & 9 Armour Avenue], dwelling [two dwellings] - 07 Aug 1899

staircase; new drainage and repiling on concrete piles; and repainting.¹² In 2011 the internal staircase was removed,¹³ which suggests that the house is divided into two flats.

Changes since its construction have significantly altered the front elevation. The two sash windows on the upper right and lower right have been removed and replaced with a small extension. The first floor was altered considerably by the construction of a small pitched roof extension and a balcony over the entrance.

11 Armour Avenue

This two-storey villa was built for John Paul at the corner with Albany Avenue in 1903.¹⁴ Paul was an accountant at the Wellington branch of the Drapery and General Importing Company of New Zealand, a department store known by the acronym DIC. The villa was constructed by builder GE Humphries to a design by architect, builder and sawmill owner, Robert Tait. Tait, originally from the Shetland Islands, was an industrious and long-time resident of Wellington.¹⁵



Robert Tait's original plans for 11 Armour Avenue, 1903. (00053:94:5380, WCA)

¹² 00058:1306:C55185; 9 Armour Avenue, dwelling additions and alterations – 9 Dec 1980

¹³ 00078:4051:242347; 9 Armour Avenue, removal of internal staircase – 2011

¹⁴ 00053:94:5380; cnr Brougham and Victoria Avenues [11 Armour Avenue], dwelling, 20 Apr 1903

¹⁵ Mew, Geoffrey and Adrian Humphris 2014, *Raupo to Deco: Wellington Styles and Architects 1840-1940*, Wellington, p.357

Paul's occupancy of the building was followed by that of William S. Short in 1905. Short had a distinguished career with the Public Works Department, eventually rising to the position of Under Secretary before his retirement in 1920.¹⁶

After his occupation there was a long list of occupants and by 1928, and perhaps much earlier, the house appears to have divided into two flats; Edwin Tanner (in 1913); Charles McGill in 1921, manager Edmund Griffin in 1924, Robert Redfern, a welder, in 1929, L Smith from 1933, followed by Annie Dunbar in 1940. She occupied the house for over 20 years. She was followed by Jean Porteous, who was also the owner, Hilary Smith and clerk Thomas Keating. An occupancy of notable length was that of Dallas Johnstone who lived there from 1967/68 to 1980. Since then the property appears to have been a rental property with various tenants.



The house has undergone a variety of improvements and alterations. In April 1954 a concrete wall (possibly a retaining wall) was constructed by Mr Porteous, presumably the husband of Jean Porteous, and built by JH Spiers at a cost of £100.¹⁷ Although the house had previously been used as flats, in

February 1965 Porteous converted the dwelling into two self-contained flats.¹⁸ In October 1980 it was converted back to one dwelling with a garage.¹⁹ Five years later, owner O'Reagan undertook dwelling additions and alterations to the upstairs and entrance and it was repiled.²⁰ In 1999 bathroom and laundry were renovated.²¹

The front elevation is unchanged since it was originally built. The roof is hipped and both sides of the front are symmetrically designed with decorative timber quoins on the corners. There are several large windows including the two bay windows on the

¹⁶ *Evening Post*, 27 September 1926, p.10

¹⁷ 00056:478:B36052; 11 Armour Avenue, concrete wall – 26 Apr 1954

¹⁸ 00058:386:C16495; 11 Brougham Avenue[11 Armour Avenue], convert to 2 flats - 24 Feb 1965

¹⁹ 00058:1294:C54769; 11 Armour Avenue, convert 2 flats to dwelling and garage - 09 Oct 1980

²⁰ 00059:0:D508; 11 Armour Avenue, dwelling additions and alterations, upstairs and entrance only 28 Jun 1985 and 00059:0:D851; 11 Armour Avenue, repile – 4 July 1985

²¹ 00078:473:53536; 11 Armour Avenue, bathroom/laundry renovation – 1999

upper level. The symmetry is continued on the lower level with graceful verandah posts supporting a balcony above, which also shelters the main entrance. There is a white picket fence.

13 Armour Avenue

This villa was built for composer Robert (or Thomas) Jones in 1898 and may have been the work of architect William Crichton. He advertised for the construction of an eight-roomed house in the street that year.²² Jones was the occupant of the house until 1929.²³ Between 1929 and 1979 a series of married women, possibly widows, lived at this address: Mrs N Moore, from 1929; Elizabeth Kroupa from 1933; Mrs M Horton from 1955; and Hilda Snowsill from 1959 until her death in 1978. From the following year the residence was owned and occupied by various members of the Bogard and Culy families.



In 1980, co-owners John and Janet Culy and John Rogers and Mel Bogard undertook significant alterations to both the upstairs and downstairs, which included repositioning of windows and improvements to the kitchen and bathroom.²⁴ In 1990 they built storage

cupboards in the garden at the rear of the property and in 1992 constructed a bicycle shed, also in the rear garden.²⁵

The main elevation of the house remains unchanged since its construction. It is a two-storey, timber dwelling with a corrugated iron roof and bay window, today nestled behind an historically appropriate fence, within an established garden.

²² *Evening Post*, 2 April 1898, p.8

²³ OC2817

²⁴ 00058:1411:C53122; 13 Armour Avenue, dwelling additions and alterations - 22 Jan 1980

²⁵ 00059:417:E21144; 13 Armour Avenue, dwelling additions and alterations - 1990 and 00059:417:E25133; 13 Armour Avenue, dwelling additions and alterations – 1991

15 Armour Avenue

This villa was built by builders Menelaus and Riggs for Wellington businessman John Nelson Beckingsale in 1901.²⁶ Beckingsale worked at the Wellington branch of Bing, Harris & Co., general merchants, warehousemen and importers selling dry goods, clothing and footwear from their premises at the corner of Victoria and Harbour Streets. As well as a businessman he was an enthusiastic cyclist.²⁷ By 1910, George Paradise, a clerk at H Oscar Hewitt & Co Ltd was in residence, and subsequent occupants were, in 1921, George William Wright, a gardener, then, in 1940, Joseph O'Shea, a seaman and labourer. There have been various occupants since then, but the longest occupancy of note was the Potter family who occupied the house between 1987 and 2000.



O'Shea was the first to make a significant change to the property when, in November 1949, he constructed a car pad at the front of the house at a cost of £105.²⁸ The potbelly stove was replaced with a fireplace in 1999.²⁹ Alterations were undertaken in 2003 to remove internal walls, remove fireplace, install beams and fit French doors.³⁰

It is a symmetrically designed, timber house with two bay windows, a central entrance and a hipped, corrugated iron roof. The design is a common one, a pattern book plan used in most of Wellington's inner suburbs.

17 Armour Avenue

This single-storey villa was built for James McGrath in 1898.³¹ McGrath was a wood and coal dealer with a business on Cambridge Terrace, who in later years worked as a messenger. McGrath was a resident at the address for around 10 years. The building has had a number of long-term occupants since then; which include from

²⁶ 00053:75:4486; 15 Brougham Avenue [15 Armour Avenue], dwelling - 13 Aug 1901

²⁷ *Evening Post*, 10 February 1891, p.4

²⁸ 00056:377:B28970; 13 Armour Avenue, garage - 29 Nov 1949

²⁹ 00078:243:50306; 13 Armour Avenue, replacement of pot belly stove with fireplace – 1999

³⁰ 00078:1464:101100; 13 Armour Avenue, internal alterations – 2003 and 00078:1795:100420; 13 Armour Avenue, internal house alterations – 2003

³¹ OC2640; Brougham Avenue [17 Armour Avenue], dwelling - 22 Feb 1898

1913 William Hickson, a clerk; between 1921 and 1961 Wellington journalist George Osbourne; and from 1967/68 to 1975 Ms Ada F Ritchie. They were followed by two short-term residents, Gerald Wallis from 1975, then in 1979 WP Haslett. Between 1981 and 1990, well known Mt Victoria resident David McCrone undertook improvements to the property. From 1991 there was no steady occupancy which suggests that the building was a flat or shared residency.



Several notable changes have been made to the house. In March 1982 McCrone repiled it at a cost of \$3,600.³² He then undertook dwelling additions and alterations two years later in May 1984 at a cost of \$10,000. These changes included the construction of a garage under the house and a lean-to extension to the rear of the building.³³ In 2006 the lean-to was demolished and the

kitchen/family room reconstructed, extended the basement storage area and built a new stair.³⁴ Today the property has off-street parking, adjacent to the cottage garden tucked behind an historically appropriate fence.

The front elevation is of symmetrical design with two bay windows flanking a verandah-covered entrance. As with no.15 the house was built from a common pattern book design.

19 Armour Avenue

This villa, situated at the corner of Armour Avenue and Porritt Avenue, was built in 1897 for Mrs Thomas L Ward.³⁵ She may have been the wife of Thomas Ward, the surveyor, who laid out the subdivision. The house was purchased in 1900 by Ernest Pilcher seemingly on behalf of his family, which included his father Thomas Pilcher, his mother Harriet (they had 11 children in all), brother Harold, an insurance agent, and Harold's wife Mabel and sister Edith, who taught violin from the family home.³⁶ Thomas Pilcher died, aged 66, in 1901.³⁷ The villa was occupied by various member

³² 00058:0:C58546; 17 Armour Avenue, repile - 11 Mar 1982

³³ 00058:0:C65132; 17 Armour Avenue, additions and alterations - 14 May 1984

³⁴ 00078:2427:132098; 17 Armour Avenue, dwelling additions and alterations – 2005

³⁵ OC2091A

³⁶ Dominion,

³⁷ *New Zealand Times*, 19 January 1901, p.4

of the Pilcher family until around 1916, when it was purchased by Alice Goldfinch; clerk William P Williams took up tenancy.³⁸

There followed a high turnover of both owners and tenants, who included George Purches, pastry cook in 1921, Mrs C Veitch in 1929, clerk George Jenner in 1936, Burt Nicholson, builder, in 1937, owner and occupant Stella White from 1943 to 1958, journalist, and later writer, Gordon McLauchlan in 1961/62, Ruby B 1967/68 and I Tavoi and Piilua Matepelu in 1975.



Significant changes have been made by several of the owners. In February 1928, G George commissioned J Dillistone to build a concrete garage at a cost of £81.³⁹ In February 1948, Stella White had an additional room built on the rear of house by builder AS Church at a cost of

£167.⁴⁰ Owner E E Dagley made major changes in December 1962 when the dwelling was converted into three self-contained flats and a detached carport at a cost of £425.⁴¹ Today tenants continue to occupy the three separate flats. The present owners have been associated with the property since 1993.

This reasonably large house, rectangular in plan, sits on a corner site but mainly addresses Armour Avenue. It has two large square bay windows on the front elevation and a large lean-to at the rear. The main entrance is on Porritt Avenue. The windows are predominantly double hung sashes with segmental arched heads on the top sash. The perimeter of the property is marked by a rendered brick wall and iron rail; this may be original.

³⁸ CT WN86/201, Land Information New Zealand (LINZ)

³⁹ 00056:49:B4757; 19 Armour Avenue, garage - 16 Feb 1928

⁴⁰ 00056:345:B26637; 19 Armour Avenue, alterations – 18 Feb 1948

⁴¹ 00058:264:C11745; 19 Armour Avenue, dwelling converted to 3 flats and 1 carport - 11 Dec 1962

4 Assessment of heritage significance

Cultural heritage values

Aesthetic value

Does the area have architectural or artistic value because it embodies distinctive characteristics that may include design, style, type, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The houses were built between 1897 and 1903 and are of different sizes and heights, but all are built of timber in the late-Victorian villa style, giving the ensemble a degree of architectural integrity that is unusual in the Mt Victoria context. Some include ornate architectural treatments that show a high degree of craftsmanship while the decoration on others is more restrained and simpler. This reflects both the taste and wealth of those who built and maintained them.

Does the area 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 common architecture, mixed with the diversity of building forms, gives the group high townscape value. This is enhanced by the close proximity of the houses to the street, low fence heights, and well-kept front gardens. Visual interest is also provided by the wider street setback of the housing on the other side of Armour Avenue. Taken together the street provides valuable insights into early 20th century townscape thought and practice.

Does the area convey a sense of cohesiveness through characteristics that may include age, history, design, style, scale, materials, setting, craftsmanship, or use?

The common architectural style, building materials, residential use, and age of structures provides a strong sense of cohesiveness among the group.

Historic value

Does the area contain parts or places associated with an important person, group, or organisation?

Some of the houses were home to a few figures that became prominent in local and national business and public life. These include the jeweller Linnaeus Partridge and

journalist Gordon McLauchlan. However, most of the occupants led low-profile lives.

Does the area contain parts or places associated with important historic events, themes, patterns, phases, or activities?

The group highlights at a micro or street level a number of themes, patterns and phases of both Mt Victoria's and other inner city suburbs' twentieth century development. The different sizes and architectural treatments of the houses underscore how colonial suburbs were socially diverse, with people of different social classes living alongside each other. The conversion of some of these houses into rental flats illustrates how by the middle of the 20th century the area had become less socially diverse and more a place of transience. The architecturally sensitive renovations that occurred from the 1970s show the importance of gentrification in recognising and exhibiting the heritage values of the street and wider area.

Scientific value:

Does the area have archaeological value for its ability to provide scientific information about past human activity?

No.

Does the area have educational value for what it can demonstrate about aspects of the past?

The street has very high potential educative value for its ability to relate both the architectural and urban history of an inner city community from the late colonial period to the present. The street displays a concentration of houses in a common late-Victorian villa architectural style which is arguably unmatched in the suburb. It also shows how subsequent renovations to the houses were carried out largely in sympathy to the villa style. The group is amply able to illustrate how the social fabric of the area changed over this time. This includes the construction of single-unit dwellings of different sizes, the conversion of some houses into flats during the 20th century, and the later gentrification of the whole street.

Does the area have technological value because it embodies a collection of elements of design, detail, materials, or craftsmanship that represent significant construction or architectural achievement or innovation?

These houses were built using techniques in timber construction and external decoration that characterised the period. As a result, both a high quality of design and craftsmanship are demonstrated in many of these houses.

Social value:

Does the area represent a focus of high public esteem?

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

The care and attention lavished on some of these houses and the fidelity (in most cases) to their original appearance suggests a certain amount of community pride.

Does the area represent a focus of community, regional, or national identity?

Does the area contribute to sense of place or continuity?

Does the area represent a focus of community sentiment and connection?

2 *Level of cultural heritage significance*

Rare

Is the area rare, unique, unusual, seminal, influential, or outstanding?

Mt Victoria has many areas with groupings of fine houses of a similar period, but many of them contain houses that have been altered to some extent or another; none of them has retained quite the visible level of integrity achieved in Armour Avenue.

Representative

Is the area a good example of the class it represents?

The area is a very good example of a group of houses designed in the late-Victorian villa style. It ably conveys social diversity of colonial, inner city suburbs, where small and large houses were situated in the same street and people from different social classes lived alongside each other. It is also a good example of gentrification processes that have been sensitive to existing material fabric.

Authentic

Does the area 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 group retains significant fabric from the time of its construction, particularly on exterior elevations. The group stands out from those in other Mt Victoria streets for the architectural integrity of the additions and modifications to this fabric. Even large-scale renovations have sought to replicate the villa style.

Local/Regional/National/International

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

Local. This area is a fine collection of authentic and well maintained late Victorian houses in an attractive setting.

5 Sources

Primary

Wellington City Archives

00053:55:3479; Brougham Avenue [7 & 9 Armour Avenue], dwelling [two dwellings] - 07 Aug 1899

00053:75:4486; 15 Brougham Avenue [15 Armour Avenue], dwelling - 13 Aug 1901

00053:94:5380; cnr Brougham Avenue and Victoria Avenue [11 Armour Avenue], dwelling, 20 Apr 1903

00056:299:B23701; 1 Brougham Avenue, convert to 2 flats - 27 Nov 1944, Wellington City Archives (WCA)

00056:345:B26637; 19 Armour Avenue, alterations – 18 Feb 1948

00056:377:B28970; 13 Armour Avenue, garage - 29 Nov 1949

00056:471:B3653; 7 Armour Avenue, additions – 22 Jan 1954

00056:478:B36052; 11 Armour Avenue, concrete wall – 26 Apr 1954

00056:49:B4757; 19 Armour Avenue, garage - 16 Feb 1928

00058:0:C58546; 17 Armour Avenue, repile - 11 Mar 1982

00058:0:C65132; 17 Armour Avenue, additions and alterations - 14 May 1984

00058:1294:C54769; 11 Armour Avenue, convert 2 flats to dwelling and garage - 09 Oct 1980

00058:1303:C55065; 7 Armour Avenue, repile – 21 Nov 1980

00058:1306:C55185; 9 Armour Avenue, dwelling additions and alterations – 9 Dec 1980

00058:1411:C53122; 13 Armour Avenue, dwelling additions and alterations - 22 Jan 1980

00058:264:C11745; 19 Armour Avenue, dwelling converted to 3 flats and 1 carport - 11 Dec 1962

00058:386:C16495; 11 Brougham Avenue [11 Armour Avenue], convert to 2 flats - 24 Feb 1965

00059:0:D508; 11 Armour Avenue, dwelling additions and alterations, upstairs and entrance only 28 Jun 1985 and 00059:0:D851; 11 Armour Avenue, repile – 4 July 1985

00059:242:D11055; 7 Armour Avenue, dwelling additions and alterations – 1988

00059:417:E21144; 13 Armour Avenue, dwelling additions and alterations - 1990 and

00059:417:E25133; 13 Armour Avenue, dwelling additions and alterations – 1991

00078:1464:101100; 13 Armour Avenue, internal alterations – 2003 and

00078:1795:100420; 13 Armour Avenue, internal house alterations – 2003

00078:1812:109414; 1 Armour Avenue, alterations – 2003

00078:2296:112829; 1 Armour Avenue, additions and alterations – 2004

00078:2427:132098; 17 Armour Avenue, dwelling additions and alterations – 2005

00078:243:50306; 13 Armour Avenue, replacement of pot belly stove with fireplace – 1999

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Doctors Common Heritage Area

Mt Victoria



June 2017

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1 Executive summary

Doctors Common Heritage Area is the name given to a remarkable landscape in north Mt Victoria. Composed of a collection of timber houses on a sharply sloping hillside, this area is named after the first thoroughfare in the area, just one of a number of steps and paths that provide access to these houses from Hawker Street and Shannon Street. This area shows how demand for land close to the city at the turn of the 20th century drove the construction of houses in steep and awkward terrain, a common theme in Wellington's development but taken to something of an extreme at Doctors Common.

The European history of the area began in the late 1840s with the arrival of settlers John and Emma Watson, who built a house and fenced off land. No other houses were built here until the late 1860s and settlement did not begin in earnest until at least the 1880s. Even then, most houses were concentrated around Hawker Street. In the two decades that followed, the area filled quickly. The last house was built in 1904.

Rectangular in shape, and mostly steep in nature, the area contains 41 houses and six streets – narrow steps and paths as well as formed roads. The pervading character of the area is the outcome of a shortage of available land for housing in central Wellington at the end of the 19th century and the subsequent extent that developers and those seeking property were prepared to go to live close to town. This led to the construction of houses in areas that could only be reached on foot. At least half the houses in this area fall into that category.

As a consequence of this, the area contains diverse housing, with the most obvious contrast between the large two-storey villas built for the relatively affluent (mostly with drive-on access), and the small and plain cottages owned or occupied by working class people. Regardless of their size, most houses are timber framed and clad, with corrugated iron or steel roofs. This lends the area a homogeneity which is characteristic of Mt Victoria and most of Wellington's inner-city suburbs.

The area has undergone significant change. Most houses have had some alteration – from minor changes to rear elevations through to entire front facades rebuilt or extended. Some of these changes were made to take advantage of the view, or to enclose spaces to gain more living area and avoid Wellington's pervasive winds. Again, these kinds of changes are not uncommon in Mt Victoria. Significantly, almost every house in the area is the first (and only) to have been built on its section. There have been other changes to the area. The area was still sparsely vegetated at the turn of the 19th century; today the houses are wreathed in green.

The area was not lived in by many famous individuals but those who could be considered of at least local significance include journalist and writer Pat Lawlor, Wellington's longest serving Mayor, Frank Kitts, writer and columnist Rosemary

McLeod, education administrator William Anderson, activist Catherine Kelly, her husband trade unionist Pat Kelly, their daughter, unionist and advocate Helen Kelly, Jane Wrightson, chief executive of New Zealand on Air, musician and film producer John Charles, and many other people who made a contribution to Wellington and New Zealand in their own particular and individual way.

2 Description of area

2.1 Area – contents and boundaries

Doctors Common Heritage Area refers to a roughly rectangular area on the north Mt Victoria hillside between Vogel Street to the south, Kennedy Street to the north, Hawker Street to west and the Town Belt to the east. Occupying what were Town Acres 399 to 402 and part of 404, it takes in all or part of six streets – Doctors Common, McIntyre Avenue and Shannon, Vogel, Hawker and Kennedy Streets.

It includes the following 41 houses:

3-9 and 6-8 Doctors Common

34-62 Hawker St

1, 2, 3 Kennedy St

1-15 McIntyre Avenue

17-31, 12 Shannon

1-11 Vogel St

2.2 Other features

Steps, paths, rails, walls and boundary fences of Doctors Common, McIntyre Avenue, Kennedy and Vogel Streets.

2.3 Archaeology

This is an area of high heritage value that has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century living in a suburb that developed and changed rapidly in that period.

2.4 Setting

Doctors Common Heritage Area occupies part of the hillside at the northern end of Mt Victoria between Hawker Street and the Town Belt. It is largely oriented west to north-west. Its steep nature means that the area is difficult to see except from a certain distance. It has the green swathe of the Town Belt as a backdrop and is surrounded on other sides by more houses and trees. The area itself is interspersed with trees and other greenery and, like the rest of north Mt Victoria, serves as a picturesque backdrop to the harbour and Te Aro..

Although it is not necessarily apparent at first glance, there is an order to the area that is derived from the imposition of a lineal pattern of property division on – topographically – entirely unsuitable land. This arrangement includes the narrow paths, steps and rights of way that cross the land and provide a setting for many of the houses that is devoid of garages and tar seal.

2.5 Streetscape, structures and features

The area contains a collection of houses and cottages built between the early 1870s and early 1900s. They are mainly timber framed and clad houses with corrugated iron roofs. They are almost all the first houses built on those properties. Likewise the parameters of those properties have hardly changed.

Houses on streets with vehicular access are, in general, larger and more ornate than those without. This is partly for reasons of status but there may have been practical difficulties in constructing houses in less accessible places. There are notable exceptions to this – the houses on Kennedy Street and Vogel Street are prime examples. Those houses on streets often have larger sections and invariably have garages associated with them. Some houses were designed to take advantage of the views and offer while others were altered (and still are being altered) to maximise views and sun. The sloping house sites also mean that many houses that appear to have two storeys are really more one and a half storeys, with the bottom floor used as a basement. Often, these basements were later converted into living spaces.

A significant feature of the area is the number of steps, paths and rights of way that, in the absence of formed streets, provide access to houses. They give the houses a distinctive character that is notably different from those on formed streets. Other less noticeable features include retaining walls, often used to support a building platform, garden or lawn, or simply to stop a slope from moving. Retaining walls were built early in the area's history and are still being constructed.

2.6 Area plan



3 Historic context

3.1 History of area

The area known as Doctors Common gets its name from the steps in the heart of the area, named after a part of London that was home to the law profession but which it bears no resemblance to. The street was almost certainly named by John Watson, the principal owner and occupant of Town Acre 400 from the 1840s to 1870. The area occupies steep land above Hawker Street that began to be occupied by settlement from the 1870s onwards. The area covered by this report includes five town acres (as per the division of land by the New Zealand Company in 1840).

Town Acre 399

Town Acre 399 was purchased by William Donald, an accountant, in 1864. There is no record of a Crown Grant for the land. Donald died in 1881 and the executor of his estate, William Waters, sold various parcels in Town Acre 399 that today are home to the houses on the north side of Vogel Street.

Town Acre 400

This acre is, historically, an important section in Mt Victoria history. It was purchased in the New Zealand Company ballot by John Ward. In 1852, John Watson snr, an early settler, acquired a Crown Grant for the acre, but by then he had already established a dairy farm.¹ He was also a carpenter and a printer.² Newspaper reports reveal that he and his wife Emma were living on Mt Victoria as early as 1848³ so he may have already been in occupation of the land at that point. About the same time, Emma Watson was advertising her services as a dressmaker.⁴ The following year, Watson sought tenants for a dwelling on Mt Victoria that he named St John's Cottage.⁵ This may have even been the family home. The couple, who already had a number of children, had four more children while they were living there. One of his older sons, John jnr., was a candle maker and then a baker but seems to have had difficulties keeping businesses going.⁶ He was listed as having half the ownership of Town Acre 400 in 1863.⁷

Images from 1857 onwards show the section fenced off, a house sitting on the side of the steep hill, and trees and shrubs growing on the denuded slopes. It is not entirely

¹ Ward, Louis E., 1928, *Early Wellington*, Whitcombe and Tombs Ltd., Auckland

² *New Zealand Spectator and Cooks Strait Guardian*, 4 June 1864, p.2

³ A newspaper reported the death of his infant son William. (*New Zealand Spectator and Cooks Strait Guardian*, 12 April 1848, p.2)

⁴ *New Zealand Spectator and Cooks Strait Guardian*, 30 December 1848, p.2

⁵ *New Zealand Spectator and Cooks Strait Guardian*, 4 June 1864, p.2

⁶ He was charged with attempting to commit suicide in 1864. (*New Zealand Spectator and Cooks Strait Guardian*, 18 May 1864, p.2)

⁷ *Wellington Independent*, 25 April 1863, p.6

clear how access was gained to the property. No road had been properly formed by this point, although images suggest that there was a path up to the house. For reasons that are not clear, the Watsons' house was situated on Town Acre 401 rather than 400.



The Watsons' development of Town Acre 400 (with part of TA 401 alongside), pictured on the otherwise bare slopes of Mt Victoria, c1865. (1/1-000697-G, ATL)

In 1864, John Watson's daughter Sarah-Jane married Charles Lett.⁸ The following year, Isabella Watson married Charles McIntyre.⁹ John Watson gave both of the couples land in Town Acre 400 (but failed to survey the parcels) and they moved on to the property – the McIntyres in 1868 and the Letts in 1870.¹⁰ At some point, Watson moved to town and in 1870 put his property (or part of it) on the market. In 1871, the acre began to be brought under the Land Transfer Act 1870.

Relationships between Watson and his daughters and their husbands deteriorated badly, to the point where Watson stated that 'he never went near the place...because his life was not safe among "the mob" (referring to his daughters and their husbands)'.¹¹ He took his sons-in-law, separately, to court for their failure to

⁸ Registration no. 1864/8518, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 16 June 2017]

⁹ Registration no. 1865/5885, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 16 June 2017]

¹⁰ Rate Books Transcription 1863-70 (Town Acre 400), WCA

¹¹ *Wellington Independent*, 16 February 1872, p.2

reimburse him for pulling down a cottage on what he thought was his land. In his defence, McIntyre not only maintained that the cottage was on his land but also expressed his dismay that his father-in-law had allowed the cottage to be used by a prostitute. The court decided it could not determine who owned what and ordered a survey of the land.

When the court next convened, it again put the matter to one side because the resident magistrate considered a dispute over land outside his jurisdiction.¹² Watson so offended the magistrate that he was found in contempt of court and put in the cells. McIntyre got him out.¹³ It was during these court proceedings that Watson referred to the name of the area as Doctors' Commons, which suggests that he may have named it.¹⁴ One local newspaper, the *Wellington Independent*, did not seem to have much time for Watson, describing him as 'a pertinacious haggler, possessed of an unquenchable fire of garrulity and numberless bits of dirty paper, which he persisted in designating as titles to land and conveyances of the same...'.¹⁵

Three and a half years later, in November 1875, Charles Lett, in what seems to have been an act of pure mischief, placed an advertisement in the *Evening Post* referring to the squabble over the land.

Acre 400, now in dispute. One J. Watson, jun., did about the year 1865 purchase from J. Watson, sen., part of acre 400, and holds receipt and document to that effect. Witness to the same — Charles Lett.¹⁶

The immediate outcome of Lett's foray into the classifieds is not known, but John Watson failed to get his land returned.

An indistinct image from 1875 shows four houses in the area.¹⁷ Another image taken two years later has the same configuration. The 1878-79 rate book shows five dwellings had been built on eight separately owned properties. That number rose to six by 1880.

The key figure in the development of this acre and a man who gave his name to one of the access routes, was Watson's son-in-law, the aforementioned Charles McIntyre. A baker by trade, by 1882 he owned three houses in the acre; that grew to six by 1888. He added another one the following year. The most he owned was eight, plus other properties in adjoining town acres. Some of these were houses he built or bought from others. He did all this while bankrupt (he was twice declared insolvent

¹² *Wellington Independent*, 23 February 1872, p.2

¹³ *Ibid.*

¹⁴ *Evening Post*, 5 February 1872, p.2. This is the first recorded public reference to the name.

¹⁵ *Wellington Independent*, 23 February 1872, p.2

¹⁶ *Evening Post*, 13 November 1875, p.3

¹⁷ 'Te Aro', 1875, F457/12, Hocken Library

by the courts, in 1883 and 1892) or under threat of bankruptcy. Most of the property was held in his wife's name, so it remained at arm's length from creditors.

The Watson family home was eventually pulled down about 1890 to make way for subdivision of the land and more houses. The Watson dwelling was located where nos 13-15 McIntyre Avenue sit today.

Town Acre 401

The Crown Grant for Town Acre 401 was issued to William Bennett in 1868. He sold the land to Philip Moeller, the licensee of the Occidental Hotel and a city councillor. He gave his name to Moeller Street, at the top of Hawker Street. For a period in the 1870s, Moeller also owned Town Acres 402-406. About 1885 the land was brought under the Land Transfer Act and purchased by Jacob Joseph. He subdivided the sections and sold them off. The first houses were built in 1888 (on the sections fronting Hawker Street) and the others followed. Access to the acre was provided by the construction of McIntyre Avenue, named, as noted above, for Charles McIntyre.

Town Acre 402

Town Acre 402 was the last of the sections to be developed. The Crown Grant was issued to absentee owner C. B. Todman in 1854. The land was in the hands of Robert Bradshaw Todman, also an absentee owner (he lived in Adelaide), in 1888. Todman inherited land in many parts of Wellington and gave his name to Todman Street in Brooklyn. He sold Town Acre 402 to Messrs Edmondson and Dickerson in 1898. They kept most of the land and then began building houses, using one builder, John Moffat, who may have designed the houses himself or used standard patterns. They then sold the houses to individual owners. Some of the properties (those adjacent to Hawker Street) were retained by John Edmondson's widow in a trust and were not sold until 1918.

Town Acre 403

The Crown Grant for Town Acre 403 was issued to John Stevens in 1852. The land was acquired by Philip Moeller in 1874 and together with Town Acres 404-406, which he also purchased, they were all brought under the Land Transfer Act in 1878. That year, Moeller sold the land to George Shannon and John Thompson and both men were issued separate certificates of title (WN14/134 and WN14/125). The transactions between the pair and each person who bought land from them was listed identically in each CT.

The streets required to allow the construction of houses – Shannon, Moeller and Kennedy (named for businessman Thomas Kennedy MacDonald, whose auction house sold sections for sale) – were advertised for construction in 1882.¹⁸ The plans

¹⁸ *Evening Post*, 27 January 1882, p.4

were prepared by engineers Jones and Coleridge. The streets were formed shortly after that; an image from 1883 shows the gleaming white rails of the fence on either side of the Kennedy Street steps.



The newly formed cutting of Shannon Street and the steps (with fence) of Kennedy Street, 1882. ()

Although Shannon and Thompson made irregular sales of their property – some even before 1882 - the streets had little sustained use until house building began in the area in earnest in the 1900s.

Development of the area

Subdivision of land did not necessarily mean that house building had not already taken place. As discussed above, early images of the area show that there were houses on Town Acre 400 by 1875 and most of these were in places that could only be reached on foot. This activity predated the formation of Hawker Street. The contract to form the street was signed in 1877,¹⁹ and money for metalling followed in 1878.²⁰ Even though the formation of Hawker Street was not necessary for houses to be built in Doctors Common, it clearly made easier the building of the other paths and steps required to gain access to the steep land above.

In very broad terms, development began in the south and moved north. The driver for settlement was demand. With access difficult, it was the pressure on land in

¹⁹ *Evening Post*, 2 February 1877, p. 2

²⁰ *Evening Post*, 30 November 1878, p. 2

central Wellington in the late 19th and early 20th centuries that drove people to take up property in this area. The one obvious benefit was the fine views from most vantage points; the downside was the lack of drive on or, just as importantly before the arrival of the motor car, flat access.

By 1892, most of Town Acres 399 and 400 were mostly occupied, 401 was filling up, there was one house in 403 (outside the area covered by this report), and nothing in 402. By 1900, 399 and 400 were all but full, 401 was full, 402 was part occupied and 403 had a handful of houses. In 1901, the whole of the northern end of Mt Victoria was threatened with destruction when a fire, fanned by a strong north-westerly swept up the slope from upper Hawker Street to Shannon Street. In the end the fire was contained to that area of the suburb but many houses had to be rebuilt. Along with that rebuilding, the remaining unoccupied lots were taken up, and by 1910 the hillside was full.



The study area in 1892, showing the relative density of occupation at that point. (Courtesy of Webmap, WCC)

At this point, as with many other parts of Mt Victoria, the houses stood out starkly on the hillside in the absence of mature vegetation. That changed over the following century, as the greening of Mt Victoria, including the Town Belt, transformed the

suburb's appearance. By the 1940s, vegetation in the form of trees, gardens and hedges was well established. Today, this effect is even more pronounced, with some houses surrounded by trees and difficult to view even from close quarters.

The area's occupants were a decided mixture. From the time of their construction, the houses off Doctor's Common and McIntyre Avenue were occupied by mostly skilled and unskilled workers and their families. The houses were, in general, small, simple and unadorned. The steep climb and difficulties with access were a trade off for not having to live in slums in places like Te Aro. Houses on main thoroughfares were, on the whole, larger and more refined. This is particularly so of Hawker Street and Shannon Street, where materials, goods and people could be brought by horse-drawn vehicles and then the motor-car. The developers or owners of these sections had aspirations that were reflected in the architecture of the houses and in the amenities provided in them.

The 150 plus years of social change has seen changes in the demographics of the area, although they are not necessarily reflective of the wider story of Mt Victoria. While the post-World War II suburban flight saw families leave the area and houses turned into flats or boarding houses, other parts – the less popular and inaccessible houses – retained their working class occupants well into the 20th century.

The area has retained most of its original houses, but there have been many changes to them, particularly to the smaller cottages, some of which have had their main elevations altered to the point where they are unrecognisable. In common with the rest of Mt Victoria, a lot of this work took place between the wars. Likewise, many of the larger houses have had changes too, although not to the same relative extent. The installation of garages on vehicular streets from the 1920s onwards led to the loss of front gardens. Gentrification and an influx of wealthy owners have seen some houses return to single occupation and at least some attempt at restoration.

3.2 History and description of structures

Doctors Common

3 Doctors Common

There was a single-storey cottage occupying the rear of this property in 1892. This house was built by or shortly before 1900, although there is a drainage plan dated to 1896 that suggests the house was in place or about to be built.²¹ It was described as new when it was put up for sale in 1901. At this point it was a seven-room house with a double frontage (to Doctors Common and McIntyre Avenue).²² The house was advertised for sale again in 1903, suggesting that it may not have sold the first time round.



3 Doctors Common. (M. Kelly, 2016)

The first recorded occupant may have been Francis Worth, in 1902, but it seems more likely he was associated with no.5. Long-time owners and occupants were the Gray family – widow Caroline Gray from 1920 and then after her death in 1946 her son George. His tenure ended about 1960. The house was bought by Jack Pohl, a carpenter, who had been living in no.8. It was later owned and occupied by Patricia Pohl, a civil servant.

Graham and John Pohl were also occupants.²³ Patricia Pohl died in 1981 and the house was sold to Ashley and Susan Mudford. Starting with repiling the house in 1987, they made major changes to the house, 'reversing the "70's design"'.²⁴ They added a major extension to the front of the house, including an elongated deck, and a conservatory. They later (2001) restored long removed sash windows. Their changes greatly increased the decorative elements on the house.²⁵ The Mudfords sold the house in 2016.

²¹ 00432:183:14821, 3 Doctors Common, 1896, Wellington City Archives (WCA)

²² *Evening Post*, 16 November 1901, p.8

²³ *Wises Post Office Directory*, 1902-1979

²⁴ *Dominion Post*, 6 August 2016

²⁵ See the following permits: 00059:138:D7657, 3 Doctors Common, repile, 1987; 00059:334:E18641, 3 Doctors Common, dwelling additions and alterations, 1989; 00059:353:E19181, 3 Doctors Common, conservatory, 1989, 00078:4322:82121, 3 Doctors Common, Restoration of bay windows and deck to existing dwelling, 2001, WCA

This two storey timber dwelling occupies a platform between Doctors Common and McIntyre Avenue. It sits closer to the latter. Viewed from the west, the house's main elevation originally had a double height bay window on the gable (left) and, alongside, a verandah on both floors. The work undertaken in the 1980s reinstated this configuration but greatly extended the first floor verandah. There is a conservatory on the south elevation. Otherwise the house, with its double-hung sash windows restored, is very much of its period. It has external cladding of rusticated weatherboards and corrugated steel.

5 Doctors Common

This house was built between 1892 and 1900 as a villa with two bays either side of a central entrance. A drainage plan from 1896 suggests the house may have been built on or about that time.²⁶ The 1900 version of the Ward Map²⁷ indicates the house is single storey but its appearance in photographs from the early 1900s suggests that it was two storey, at least on its front. A set of steps on the front of the house led up to the front door. The house was sufficiently elevated to offer views above the house directly in front (no.3).



5 Doctors Common. (M. Kelly 2016)

The house was built for Francis Worth (his name appears on the drainage plan). That same year (1896) he married Annie Meek. Worth, a counter clerk for the Wellington Telegraph Office, was also listed on street directories in 1902. He and his family moved to Kelburn soon after this. He died in 1907 from complications of influenza.²⁸ An early occupant and likely owner was Samuel Telfer, a train driver,

²⁶ 14840; 5 Doctors Common – 1896, WCA. It also shows that the second bay window may have been an afterthought. The outline of the building only shows one bay, with the second bay painted in subsequently.

²⁷ 00514:06:04, Sheet 064, WCA

²⁸ *Evening Post*, 5 September 1907, p.7

together with his wife Agnes. They were first listed in street directories in 1910. Samuel Telfer died in 1939 and his widow remained in the house for a short period.²⁹ At some point, presumably during the Telfers' tenure, the house was extended at the front, with a gable built to the left and a verandah on the right, later infilled. The appearance of the windows and other detailing suggests that it was constructed by the 1920s.

William Nixon, a builder, occupied the house by the mid-1940s. He was replaced by Stan Perkins, an engineer, and his wife Mary. She remained in the house after his death in 1972 and was still living there in the early 1980s.³⁰ After she departed, the house was converted into flats. The owner during the conversion in 1988 was Mrs E Terry. The house is still in flats.

The house is a large two storey dwelling, with a corrugated iron roof (mostly hipped) and rusticated weatherboard cladding. The most obvious features are the gable with its double height bay window and the now infilled second storey verandah. There is some interesting detailing in the turned mouldings separating each facet of the bay. The extent of this front extension to the original house is marked by a cover board on the north elevation. There is another bay on the south elevation and an extension to the rear. The considerable section to the rear of the house contains mostly maturing trees and abuts the Town Belt.

7 Doctors Common

This house was constructed in 1896 for Richard Renner (1865-1945), who was involved in a variety of shipping companies and was an amateur yachtsman, and a general sportsman, of some note.³¹ The builder was J.W. Slatter who was most likely also the designer.³² It is most unlikely Renner ever lived in the house. The first occupant known with any certainty is Harold Goodwin, a clerk, from 1924. The previous year, the house's owner, Solomon Risk, made additions to the cottage.³³ The permit put the house address as Monro Street, which may have been alternative name for Doctors Common. Harold Goodwin was a remarkably long-standing occupant.³⁴ He died in 1971. The house was not listed in street directories after that for some period. It has been occupied by a series of tenants since then. The owners in the 1980s were Ronald and Jennifer Donaldson, who subdivided their property and sold the eastern portion of their land to Simon Terry to allow him to build a house.

This house is simple, rectangular, single-storey structure, with a hipped, corrugated iron clad roof. There is a lean-to at the rear (which originally contained the laundry

²⁹ *Wises Post Office Directory*, 1910

³⁰ *Ibid.*, 1946-1979

³¹ *Evening Post*, 9 November 1945, p.8

³² 1476; Doctors Common [7 Doctors Common], dwelling - 30 Jan 1896, WCA

³³ 00055:15:A1476; Monro Street [7 Doctors Common], additions, 22 May 1923, WCA

³⁴ *Wises Post Office Directory*, 1902-1979

and ablutions). Although it occupies largely the same footprint it always has, the 1923 addition altered the appearance of the house on its south side, adding casement windows and possibly the small square bay window. Since then the house has been stuccoed on its exterior (date unknown). Trees are in close attendance on both the front and rear of the house.



7 Doctors Common, pictured about 1910. (1/1-022832-G, ATL)



7 Doctors Common, south elevation, 2016. (M. Kelly)

9 Doctors Common

This house was built for Simon Terry in 1987 on land subdivided from 7 Doctors Common. The architect was Shaun Lawless of Designscope and the builder was David Lawson.³⁵

6 Doctors Common

This house was built in 1903 for Isabella Brown. The builder was J.A. Wilkening and he was almost certainly the designer of the house.³⁶ It is not clear if Isabella Brown ever lived in the house and the names of early occupants are not certain either. There was already a cottage on the property, between the Brown dwelling and the house at 36 Hawker Street. At some point this cottage was removed.

The first occupant of any certainty was the journalist, author and poet Pat Lawlor (1893-1979), who returned to Wellington from Sydney in 1924 and moved into the house,³⁷ together with his family – wife Amy and four children. Lawlor, who celebrated Wellington life in a series of books of his childhood reminiscences, was also an important figure in promoting New Zealand literature and writers. In 1929,

³⁵ D6227; 9 Doctors Common, dwelling – 1987, WCA

³⁶ 5171; Doctor's Common [6 Doctors Common], dwelling - 11 Nov 1902, WCA

³⁷ *Wises Post Office Directory*, 1924

the Lawlors made an unspecified addition to the house.³⁸ They lived at the house until 1935, at which point they shifted a short distance away to 6 Hawker Street.

William Barrett, a clerk, was the occupant (bar a short period) for the next 30 years. He was followed by John Wakem, an accountant, who was also a long-standing occupant. By the late 1970s he had been replaced by Barry Scannell. New owner Diane Webb-Pulman undertook major changes to the house in the mid-1980s, adding an addition to the top floor of the house and a large verandah to the front (west) elevation.³⁹



6 Doctors Common, with the rooftop addition viewed from the steps. (M. Kelly 2016)

Before the changes, this was a simple cottage, rectangular in plan, with a hipped roof and small extension of the south elevation to contain the scullery. The original windows are double-hung sashes and the external cladding rusticated weatherboards and corrugated iron on the roof. Interestingly, the house was oriented as much towards the Doctors Common steps as Te Aro, with a square

bay window on the west side of that elevation. The entrance was on the east of the house. The addition of a second storey on the north half of the house (the external cladding is a manufactured lining) and a broad verandah on its west elevation greatly enlarged the house and significantly altered its Victorian character.

8 Doctors Common

This house was built between 1877 and 1882. Rate books reveal that the only house built on Town Acre 400 during that period was by Charles Roberts, sometime in 1879,⁴⁰ so it seems likely that this was his house. His name features in an 1880-81 street directory.⁴¹ The builder is not known. In 1896, the then occupants of the house,

³⁸ B7793; 6 Doctors Common, add to dwelling, 01 Aug 1929, WCA

³⁹ C67128; 6 Doctors Common, dwelling additions and alterations, 23 Jan 1985 & D2470; 6 Doctors Common, dwelling additions and alterations, verandah, 23 Jun 1986, WCA

⁴⁰ Borough Council of Wellington Cook Ward – General Rate 1879-80, WCA

⁴¹ *Wises Post Office Directory*, 1880-81

Samuel Goodie and his two boys, were lucky to escape with their lives when the house caught fire one night.⁴² The house was damaged but reinstated.

Charles Trott, a joiner, is the other first confirmed occupant after Goodie – in 1924. He was followed by Albert White, a machinist or labourer in the mid-1930s. In 1946, Jack Pohl, a carpenter, and his family began a long association with Doctors Common,⁴³ both in this house and no.3, which the family moved to about 1960. The house – not large by any means – was then converted into two, one-bedroom flats (in 1961)⁴⁴ by owner John Wakem, who lived next door at no.6. One long standing tenant during this period was Barbara Jillet. Lee Pomeroy was an owner-occupier from the mid-1980s until c.2005. There are no records to confirm it but the house appears to have been returned to a single dwelling.



8 Doctors Common, middle, pictured in 1882.
(PAColl-5671-16, ATL)

8 Doctors Common, 2016. (M. Kelly)

This house has an interesting form, with three distinct roof shapes. From north to south there is a steep hipped roof with a gable end at the rear (this roof space was large enough to be used as storage), a pitched roof section abutting on a 90° angle, and a lean-to abutting this. From historic photographs it would appear that this arrangement was there from the start, or from very early on in the house's history. It has largely stayed that way ever since, with the main changes internal, other than a couple of minor additions. Two chimneys have been removed though. The house's windows are mostly still double-hung sashes and the roof is corrugated steel.

Hawker Street

34 Hawker Street

⁴² *Evening Post*, 21 December 1896, p.5

⁴³ *Wises Post Office Directory*, 1902-1979

⁴⁴ C8047; 8 Doctors Common, convert dwelling to 2 flats - 20 Feb 1961, WCA

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 1883.⁴⁵

At this stage there was no house on the land, but the property was fenced off. Rate books reveal that in 1884⁴⁶ 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.

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.⁴⁷ 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.⁴⁸ That year, he made the most substantial changes to the house, enlisting the successful partnership of Penty and Forde to design two new rooms either side of the existing bays at the front of the house, plus alterations to the bathroom, scullery and toilet.⁴⁹ 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 John Moffat, who was building many houses in the area.⁵⁰ 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.

⁴⁵ CT WN33/294, Land Information New Zealand (LINZ)

⁴⁶ Wellington City Council Te Aro Ward, Rate Book 1883-84, WCA

⁴⁷ CT WN34/160, LINZ

⁴⁸ Ibid.

⁴⁹ 169; Hawker Street [34 Hawker Street], additions to dwelling - 21 May 1895, WCA

⁵⁰ 4265; Hawker Street [34 Hawker Street], additions to dwelling - 26 Feb 1901, WCA



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.⁵¹ 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.⁵² 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.

In 1929, they sold the property to Mark and Ada O'Donnell, both schoolteachers.⁵³ 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.⁵⁴ At some point in the house's history, the substantial garage at the front of the

⁵¹ *New Zealand Post Office Directory, 1896-97*

⁵² *Dominion*, 20 May 1915, p.7

⁵³ CT WN34/160, LINZ

⁵⁴ *New Zealand Post Office Directory, 1927-1951*

property was built (it was in place by 1947),⁵⁵ 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.

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,⁵⁶ 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. Holm's executors, his daughters Barbara Mountier and Jocelyn Thornton, held on to the house until their mother's death, when it was sold to the writer and columnist Rosemary McLeod.⁵⁷ An application was made to repile the house the same year, but this appears to have been deferred until 1998.

In 1998, Alistair and Tracella Owens bought the house and immediately set about upgrading it, building new foundations and a workshop beneath the house, replacing the roofing iron in corrugated steel, installing new skylights and bi-fold windows to the rear bedrooms and a range of other small changes to the internal fittings.⁵⁸ Abuild Consultants designed the changes. The Owens sold the house to Alan and Debra Burns and Murray Deans in 2005. Later that year they sold the house to the present owners.⁵⁹

In 2010, a new stair was built to the basement, a new external window and doors to the basement installed and a new shower built.⁶⁰

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.

⁵⁵ See WA-07185-F, April 1947, Alexander Turnbull Library (ATL)

⁵⁶ B29084; 34 Hawker Street, base to flat - 14 Dec 1949, WCA

⁵⁷ CT WN34/160, LINZ

⁵⁸ 45727; 34 Hawker Street, dwelling additions and alterations – 1998, WCA

⁵⁹ CT WN34/160, LINZ

⁶⁰ 211960; 34 Hawker Street, Install tiled shower, new stairs, doors & windows. – 2010, WCA



34 Hawker Street. (M. Kelly 2017)

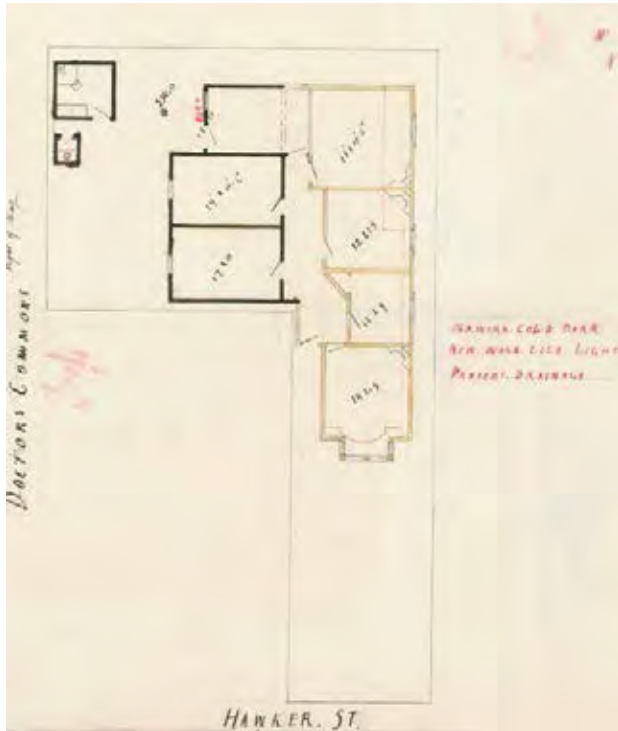
The symmetrical front facade, with its central bays flanked by wings, shows a formality and refinement in its proportions. There is another bay on the bedroom on the south elevation. The windows are mostly double-hung sashes although the windows in the bays have fanlights above. There are bi-folding windows and doors on the east and south elevations.

36 Hawker Street

This house was built sometime in the 1870s for Charles Lett, a carpenter who lived in Roxburgh Street and the son-in-law of John Watson, the one-time owner of Town Acre 400. Lett acquired the property, Lot 2, the first lot subdivided and sold in Town Acre 400, in 1871.⁶¹ The property today encompasses both Lots 2 and 3. Its unusual shape may be explained by the likelihood it was designed to give its occupants direct access to the still largely unformed Hawker Street. Lett advertised a five-roomed house on Hawker Street for sale in 1871 but he also took a mortgage out in 1878 so that may be a clue as to when the house was built. He himself was living in Hawker Street by 1877.⁶² He was, among other things, something of a speculative builder.

⁶¹ CT WN1/53, LINZ

⁶² *Evening Post*, 18 June 1877, p.3



36 Hawker Street – 1904 alterations above (WCA) and, pictured in 2017. (M. Kelly)

Joseph Chapman, a farmer. The Chapman family lived in the house until 1923 when it was sold to John Cotter, a driver and then a grocer. He and his family occupied the

In 1881, by which time Lett had left Wellington, he sold the house to his sister-in-law Isabella McIntyre, wife of Charles McIntyre, a baker in Tory Street, who was acquiring land in and around Town Acre 400. He had acted as an agent for Lett at one point, one of a number of business dealings between the pair. Lett moved, successfully, to have McIntyre declared a bankrupt in 1883⁶³ (he was bankrupted again in 1892), but it didn't seem to stop him acquiring property under his wife's name. The McIntyres may have lived in this house for a period. In 1900 the house was sold to Charles' son Henry, an engineer.

The initial appearance of the house is not known but the Ward Map reveals that by 1892 it had acquired some additions and appeared to lack a bit of coherence. At least part of the roof was clad in shingles. There was a small cottage directly behind it (part of the property at 6 Doctors Common). In 1904, Henry McIntyre made significant changes, retaining just a portion of the north side of the house and rebuilding the entire south side of the house. A new hipped roof was built over the rear portion of the house, with a gabled wing extending towards the road.⁶⁴ The footprint is little different today.

In 1911, McIntyre sold the house to

⁶³ *New Zealand Times*, 5 January 1883, p.3

⁶⁴ 5171; Doctor's Common [6 Doctors Common], dwelling - 11 Nov 1902, WCA

house for over 40 years. When John Cotter died in 1961, the house was inherited by his daughter Myra Charles, who occupied the house with her family, including husband Samuel. Her son John and his wife Judith bought the house in 1972.⁶⁵ Musician and film producer John Charles b.1940 became the first New Zealander to establish a career as a film composer. He worked on many of the country's best known films from the 1970s onwards, including *Goodbye Pork Pie*, *The Quiet Earth* and *Utu*. After periods in Australia and New Zealand he and his wife moved permanently to Australia in 1980.⁶⁶ The house was transferred to Kim Thorp in 1982.

A long-standing owner and occupant of the house was Jane Wrightson, who, among many roles and appointments, was Chief Censor, Chief Executive of the Screen Production and Development Association, Chief Executive of the Broadcasting Standards Authority, and Chief Executive of New Zealand On Air since 2007.⁶⁷

The house is L-shaped, to fit the property and make the most of the available land. It is composed of a rectangular portion with a wing extending forward towards the street boundary, with a further extension of the roof over a square bay containing double doors (originally a pair of sash windows). In front of this is a balcony, with the structure beneath enclosed by weatherboards. The house largely retains its Edwardian appearance, with its rusticated weatherboards, double-hung sash windows and hipped roof. The main entrance is on the west side at the intersection of the main part and the wing. There is a brick garage on the street level. A feature of the front part of the property is the retaining walls and there have been several built over the life of the house.

38 Hawker Street

The exact age of this house is not known. It was captured in an image taken in 1877⁶⁸ and may well have been there earlier. It is in the same location as a cottage pictured as early as 1865.⁶⁹ It is not known who was responsible for its construction or who its early occupants were. The house was originally a lean-to cottage with a verandah, hard on the street but on an elevated bank. A gabled wing was added to the north end of the house by 1882⁷⁰ and this is largely the form of the house today, although it has been extended to the south and the detailing has changed considerably.

The earliest known occupant, with any surety, is Samuel Goode, a carter, in 1896. He was replaced by Bert Bowden, a custodian, before a long occupancy by Annie Good. This ended by the 1930s. Street directories have no listing for some years before Grace Moloney's entry in 1939. She was followed by Henry Brook, a Hallensteins

⁶⁵ CT WN1/53, LINZ

⁶⁶ <https://www.nzonscreen.com/person/john-charles/biography> [retrieved 14 June 2017]

⁶⁷ <https://www.nzonscreen.com/person/jane-wrightson/biography> [retrieved 14 June 2017]

⁶⁸ S05-362p, 1877, Hocken Library

⁶⁹ 1-1-000697-G, ATL

⁷⁰ PAColl-5671-16, ATL

Bros. employee who, together with his wife Edith, were long standing owners and occupants.⁷¹ Edith outlived her husband and was still an occupant into the 1980s. She died in 1985. The owner since then has been John Petris, although he only occupied the house for the first decade of his tenure.⁷²



36 Hawker Street in 1877, left, and, 2017, right. (Hocken Library, S05-362p / M. Kelly)

There are no records of permits or plans associated with this house, bar the construction of the retaining wall somewhere on the boundary of the property in 1905. It is clear from its appearance however that the house's verandah was filled in at some point as part of a major renovation of the exterior of the house. The bungalow-style windows, weatherboarding and shingles in the gable end suggest that this change dates from the late 1920s. There are other obvious changes; the house has been extended to the south, a stuccoed wall covers the basement area, which has been excavated to form a garage and an entrance. There is a full masonry wall on the south elevation, which was presumably undertaken at a similar time. The house does retain fabric from its earlier period of history – the side elevation (and presumably parts of the rear) have their rusticated weatherboard cladding.

40 Hawker Street

This house replaced an existing two-storey dwelling on the site that dated from the 1887. It was one of a set of three, only one of which (42), remains. The houses were built by Charles McIntyre, on Lot 7 Town Acre 400, just north of Doctors Common.⁷³ The house at no.40 Hawker Street was demolished and replaced by a new house, built for Frank Ellison, a confectioner, and his wife Emily. The architect was F.C. Walton, a Lower Hutt architect. The builder was A. Renner and the estimated cost was £900.⁷⁴ The house had a party wall erected on its northern boundary at the time of construction. As the house next door (42) remained in situ, the purpose of this wall is not known.

⁷¹ *Wises Post Office Directory, 1896/97-1979*

⁷² 'Habitation Indexes', Wellington Central, 1981-2015

⁷³ Wellington City Council Cook Ward, Rate Book 1887-88, WCA

⁷⁴ 10578; 40 Hawker Street, dwelling - 11 Sep 1917, WCA

For the first decade or more, the house was also occupied by the Ellisons' daughter Elsie and her husband Horace Baumber, a grocer, along with the Ellisons.⁷⁵ By 1934, the house had been taken over by Ernest and Elizabeth Aitken. Ernest Aitken died in 1940 and his widow remained in the house for some years. In 1955, a Mrs O Ellison occupied the house, but it is not known if there is any connection with the earlier



Ellisons.⁷⁶ The house was rarely listed thereafter.

In recent decades the house has been mostly used as a flat, although from the turn of the 21st century, Dean Gillat and Jeffrey Jones had a lengthy tenure.

Recorded changes to the house included kitchen alterations in 1998, repiling in 1998 and the reinstatement of a collapsed retaining wall in 2003 (the latter may have been a wall built in 1917 behind the rear outbuilding).⁷⁷ There do not appear to have been too many other obvious external changes, other than some French doors at the rear and the addition of a garage at street level. In design, the house is a two-

40 Hawker Street. (M. Kelly 2016)

storey timber Arts and Crafts style dwelling. The external cladding is rusticated weatherboarding and the roof is corrugated steel. It has a gable on the front and another facing south at the rear of the south elevation. The gable infills have a board and batten finish. The main entrance and porch is on the south side of the house. The windows are a mixture of single sashes (top floor) and casements with fanlights (ground floor). The property is very narrow and the party wall appears to be close to or touching the neighbouring house.

42 Hawker Street

⁷⁵ *Wises New Zealand Post Office Directory, 1917-1930*

⁷⁶ *Ibid.*, 1955

⁷⁷ 00078:470:46671; 40 Hawker Street, kitchen alterations, 1998; 00078:232:45872; 40 Hawker Street, repile, 1998; 00078:1097:100064; 40 Hawker Street, reinstatement of collapsed retaining wall, 2003, WCA

This house was built as part of a group of three by Charles McIntyre, a baker and a part-time property developer of Town Acre 400. The houses were built in 1887.⁷⁸ The designer and builder are not known. This is the only house of the three to survive intact. No.40 was demolished and replaced and the other was substantially rebuilt in the 1900s.



42 Hawker Street. (M. Kelly 2016)

The house appears to have been rented out since then.

The house has had some recorded changes including bathroom alterations in 1953, a repile in 1961 and the conversion of a bedroom to a bathroom in 1996.⁸² This suggests that the house was converted into flats at this point. Externally, the principal changes to the main facade have been the removal of the ground floor verandah and double-hung sash windows on the ground and first floors and their replacement with casements and French doors. The simple Victorian form of the house is still intact, along with its rusticated weatherboards and corrugated steel roof although there have been additions to the lean-to at the rear of the house.

44 Hawker Street

⁷⁸ Wellington City Council Cook Ward, Rate Book 1887-88, WCA

⁷⁹ *Wises New Zealand Post Office Directory*, 1896-97

⁸⁰ 8251; 42 Hawker Street, additions and alterations to dwelling - 05 Nov 1908, WCA

⁸¹ *Wises New Zealand Post Office Directory*, 1902-1979

⁸² 00056:457:B34697, 42 Hawker Street, bathroom alterations, 02 Jul 1953; 00058:211:C9574, 42 Hawker Street, dwelling repile, 22 Nov 1961; 00078:47:25991, 42 Hawker Street, conversion of bedroom to bathroom, 1996, WCA

This house was built as part of a group of three by Charles McIntyre, a baker and a part-time property developer of Town Acre 400. The houses were built in 1887.⁸³ The designer and builder are not known. No.40 was demolished and replaced in 1917.



44 Hawker Street. (M. Kelly 2016)

Early occupants are difficult to identify with accuracy. It seems likely that the house was occupied in the 1890s by Guido Schwartz, the German-born architect who did a lot of domestic work in Mt Victoria. James Patten, a carpenter, who also lived at no.42, was listed in one street directory as the occupant of 44 in 1902,⁸⁴ so it is possible that street numbering changes have confused matters. Patten also sought a permit to alter the façade of no.42 in 1908, but this never took place and instead it was no.44 that was altered, although not precisely to Patten's plan (the roof shape was more or less the same though). The specifications prepared for no. 42 indicate that the changes to the house were to be pretty comprehensive and that is certainly the case for the work

undertaken on no.44.⁸⁵ It is entirely possible that this is a new build. A photograph taken in the early 1910s shows the changes to the house.⁸⁶

By 1910, William Strong, also a carpenter (later an insurance inspector) was the occupant until the mid-1920s. Ken Gibson, a clerk, and then Adam Gibson, a railway employee, occupied the house until about 1950. They were followed by another railway employee, Charles Connor, also an established occupant.⁸⁷ Jillian and Tim Caughley were long-standing occupants in the late 1990s and early 2000s.⁸⁸ The house appears to be in use as a flat.

This is a long and narrow, strongly articulated Edwardian dwelling. On the street elevation, it has a shallow-pitched roof projecting forward over a double-height bay

⁸³ Wellington City Council Cook Ward, Rate Book 1887-88, WCA

⁸⁴ *Wises New Zealand Post Office Directory, 1896-97-1902*

⁸⁵ 8251; 42 Hawker Street, additions and alterations to dwelling - 05 Nov 1908, WCA

⁸⁶ 1/1-022832-G, c,1910, S.C. Smith, ATL

⁸⁷ *Wises New Zealand Post Office Directory, 1910-1979*

⁸⁸ 'Habitation Indexes', Wellington Central, 1981-2015

window. The ground floor sash windows have been replaced with French doors; otherwise most other windows remain double-hung sashes. The main entrance and porch, and chimney are located on the north side of the house. There is a reasonably substantial flat-roofed extension at the rear of the house.

46 Hawker Street

This house was built in 1888, one of three built at the same time along the Hawker Street frontage of Town Acre 401. It was built for William Meek,⁸⁹ along with no.48; the houses had the same design. Meek, who was an ink manufacturer in Courtenay Place and had interests in various properties around Wellington, named his property 'Bethune House'.⁹⁰ Meek tried to sell the house in 1889⁹¹ but was still paying rates on it in 1891. He had sold it by 1892.

The first known occupant was the Freyberg family – father James, mother Julia and five boys, one of whom, Bernard became Lord Bernard Freyberg (1889-1963), New Zealand's greatest soldier. The family arrived in Wellington in 1891 as a two year old and grew up in Hawker Street; the family moved from 46 to 60 in 1895 and after that burned down in 1901, to no.27.⁹² Bernard Freyberg was not a professional soldier, but once he joined up at the start of the World War I he began a career as a soldier and leader. He fought in many campaigns in World War I and received a VC, he was leader of the New Zealand Expeditionary Force in World War II and then, post-war, the first New Zealander to be made governor-general of this country.⁹³

The Freybergs were followed by the Rev. Harry Redstone and his family, who also lived at 34 Hawker Street for a period. Rev. Redstone (1836-1914), a well known Methodist minister, 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. He was a very prominent Methodist preacher and minister. After his death in 1914, his widow stayed on the house until she left in the late 1920s. Thereafter occupants changed frequently, until Mary Ryan's arrival in the early 1940s.⁹⁴

⁸⁹ Wellington City Council Cook Ward, Rate Book 1888-89, WCA

⁹⁰ *New Zealand Times*, 19 November 1889, p.8

⁹¹ *Ibid.*

⁹² <http://mtvictoria.history.org.nz/bernard-freyberg-2/> [retrieved 15 June 2017]

⁹³ Ian McGibbon. 'Freyberg, Bernard Cyril', first published in the Dictionary of New Zealand Biography, vol. 5, 2000, and updated in January, 2012. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/5f14/freyberg-bernard-cyril> [retrieved 15 June 2017]

⁹⁴ *Wises New Zealand Post Office Directory, 1910-1979*



46 Hawker Street. (M. Kelly 2016)

the south elevation. The hipped roof was clad in corrugated iron and the walls with rusticated weatherboards. The main entrance is still in its original place – on the north end of the street elevation. In the 20th century, the street elevation has been stripped of all but one original window, a 1920s style bow window has been added, and the basement has been turned into accommodation. The latter was no doubt made possible by the conversion of the front yard of the house into a car pad, complete with a retaining wall, in 1987.⁹⁶

48 Hawker Street

This house was built in 1888, as a house for William Meek and his Spanish-born wife Juana Maria Baglieto.⁹⁷ Named 'Cazenove' by the Meeks,⁹⁸ it is the sister to no.46 Hawker Street, which was built at the same time. Meek was an ink manufacturer in Courtenay Place and had interests in various properties around Wellington.

Juana Meek died in 1890 and Meek, who had already tried to sell no.46, put both properties on the market together.⁹⁹ Meek's daughter and wife had both died in the house so he may have decided to start afresh. (He ended up leaving New Zealand).

⁹⁵ 'Habitation Indexes', Wellington Central, 1981-2015

⁹⁶ 00059:74:D5664; 46 Hawker Street, retaining wall and car pad, 1987, WCA

⁹⁷ Wellington City Council Cook Ward, Rate Book 1888-89, WCA

⁹⁸ *New Zealand Times*, 22 November 1889, p.5

⁹⁹ *Ibid.*

By the 1960s the house was divided into two flats (if not earlier). There are no records that show how the house was divided. Occupations records suggest that at some point, the house was reinstated as a single dwelling. The house has been owned and occupied by Prue Densem and Marion Lineham since the 1990s.⁹⁵

The house has been much altered during its life and at first glance bears little resemblance to its former appearance. Existing permit records do not shed much light on how and when this was done. As built, the house was a substantial two-storey timber house, with a ground floor verandah below a row of three double-hung sash windows on the street elevation and a double-height bay window on the



48 Hawker Street. (M. Kelly 2017)

second storey on the verandah (later infilled), a new entrance (with stairs) on the north side of the house, a new window on the same elevation and a two-storey extension to the rear of the house incorporating a bathroom on the ground floor.¹⁰¹ They were the kind of changes made by someone looking to turn the house into two flats. The Pritchards made more changes in 1935 and 1937; by this point the front elevation looked largely as it does today.

Charles Pritchard was a keen bowler and a member of the Victoria Bowling Club. The Pritchards, prominent in Wellington social circles, still owned or occupied the house nearly 50 years later. It was then turned into flats.¹⁰² In the 1990s it was bought by the Lanham family.

The house is, like its neighbour at no.46, a substantial two-storey villa, with, mainly rusticated weatherboard cladding and a hipped roof with corrugated iron. It is much altered from the original, although the form of that house is still intact. The ground floor verandah has been much changed (it is part enclosed and has a glass balustrade), while the first floor verandah has been extended twice and enclosed. A concrete garage has been incorporated into an entrance stair (this took place in 1935¹⁰³).

50-52 Hawker Street

¹⁰⁰ *Wises New Zealand Post Office Directory, 1894/95-1927*

¹⁰¹ B3505; 48 Hawker Street, dwelling additions - 01 Jul 1927, WCA

¹⁰² *Wises New Zealand Post Office Directory, 1978*

¹⁰³ 00056:163:B14441; 48 Hawker Street, steps, 12 Oct 1935, WCA

The Gerondis Apartments were built in 2004. They replaced two semi-detached houses constructed about 1888. The new building does not contribute to the heritage values of the area.

54 Hawker Street

This house was built in 1900 or 1901 for business partners John Edmondson and Clifton Dickenson, developers who bought Town Acre 402 off Richard Todman in 1898 and began building houses. The first group of four were on Hawker Street. The houses – not insubstantial dwellings – were all variations on a standard plan. No.s 54 and 56 had a somewhat smaller footprint than the other two. The builder was John Moffat and it seems likely that he also prepared the plans.¹⁰⁴ No.s 54 and 56 appear to have once been identical.

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 some of the sections was revived in 1904.¹⁰⁵

It is not certain when the land occupied by no.54 was subdivided and sold off, but the first occupant was Henry Harrington (MBE), officer in charge of the Telegraph Department.¹⁰⁶ He later went on to become Inspector of Telegraph Offices and chief censor during World War I. He and his family, wife Lydia and two daughters, lived in Hawker Street until about 1920 when they were replaced by accountant Geoffrey Sidford, wife Ada and family. Sidford worked for T & W Young, importers, for many years. The family occupied the house for decades.¹⁰⁷ Ada Sidford outlived her husband and died in 1964.¹⁰⁸

The house was then occupied by Pieliro (or Bregi) Roitero, his wife Dominica and son Beniamino. The house was repiled in 1975. By 1981, Dominica and Beniamino were sharing the house with Peter and Phyllis Cox, which suggests that it may have been turned into flats (no records exist to support this possibility). Dominica Roitero died in 1990 and in 2005, Beniamino Roitero passed away.¹⁰⁹ An arrangement over land means a garage in front of 50-52 Hawker Street forms part of the property at no.54, while the garden at the rear of the latter is now part of no.s 50-52.

¹⁰⁴ 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900, WCA

¹⁰⁵ CT WN124/197, LINZ

¹⁰⁶ *Wises New Zealand Post Office Directory, 1902-1920*

¹⁰⁷ *Wises New Zealand Post Office Directory, 1920-1968*

¹⁰⁸ Registration no. 1964/37763, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 18 June 2017]

¹⁰⁹ Registration no. 1990/46104 & 2005/7101, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 18 June 2017]



The house itself is an asymmetrical two-storey villa, square in plan, with a tiled, hipped roof and rusticated weatherboard cladding. The majority of the windows appear to be the original double-hung sashes. The front elevation arrangement consists of a double-height bay window on a projecting gable on the north side and a verandah on both levels on the south side.

54 Hawker Street. (M. Kelly 2017)

There is fine decorative work in the gable end relief and shingles beneath. The ground floor of this verandah retains the Doric columns of the original verandah. French doors (possibly not original, although they were included in the house design), open out on to this floor. There is a short lean-to on the rear elevation.

56 Hawker Street

This house was built in 1900 or 1901 for business partners John Edmondson and Clifton Dickenson, developers who bought Town Acre 402 off Richard Todman in 1898 and began building houses. The first group of four were on Hawker Street. The houses – not insubstantial dwellings – were all variations on a standard plan. No.s 54 and 56 had a somewhat smaller footprint than the other two. The builder was John Moffat and it seems likely that he also prepared the plans.¹¹⁰ No.s 54 and 56 appear to have once been identical.

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 1904.¹¹¹

¹¹⁰ 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900, WCA

¹¹¹ CT WN124/197, LINZ



56 Hawker Street. (M. Kelly 2017)

The property at no.56 was not sold until 1918, by which time it was in the hands of the Trustees of the John Edmondson Estate. In the meantime, the first occupant was Captain Harold S. Blackburne (1856-1943). He was recruited in England as the government's chief examiner and nautical adviser in 1899 after the government had sought a new to replace the previous

office holder who had been sacked after allegedly helping a candidate to cheat.¹¹² Blackburne had strong ties to New Zealand; he spent much of his childhood living in Auckland. He achieved some additional prominence as the honorary secretary of the New Zealand Anti-Opium Association,¹¹³ set up during a period of hysteria over Chinese immigration. Blackburne was strongly interested in matters Chinese and was also the secretary and treasurer of the China Inland Mission and frequently raised money for the victims of Chinese famines.¹¹⁴ He and his wife Beattie and daughter Mary lived at no.56 until they moved to Oriental Terrace in the early 1920s, following his retirement in 1919.

Thomas Barraclough, a tailor, and his wife Ellen were the next occupants of any length. They occupied the house from the late 1920s. Thomas Barraclough died in 1932 but his widow and at least one of their two boys, Patrick, remained in the family home. Ellen finally relinquished the house in the late 1950s. James and Barbara Reynolds took over the house. After the death of her husband, Barbara Reynolds remained until the late 1960s, at which point the house was converted into two flats, known as Romanos Apartments, with kitchen and bathroom facilities provided on both floors.¹¹⁵

¹¹² Marine Department, Annual Report for 1899-1900, *Appendices to the Journals of the House of Representatives*, 1900, H15, p.3

¹¹³ *Evening Post*, 19 December 1908, p.11

¹¹⁴ *Evening Post*, 14 October 1943, p.6

¹¹⁵ *Wises New Zealand Post Office Directory*, 1920-1978

In 1981, owner Cecil Anyan repiled the house and converted it back into a single dwelling,¹¹⁶ which he occupied together with Fiona Galloway. Malcolm Brow and, later, Janine Jamieson have been more recent owners and occupiers. Since 1918, many other changes have been undertaken to the house including bathroom renovations in, the removal of a fireplace and chimney, and changes to a bedroom in 2009 and the provision of an ensuite on the first floor in 2011.¹¹⁷

Despite the many internal changes to this house and its temporary conversion into flats, this house retains a more authentic appearance on its front façade than its sister houses. This two-storey villa is square in plan, with a hipped roof clad in corrugated steel and rusticated weatherboard cladding. The front elevation arrangement has a gable to the north with a double-height bay window and fine decorative work in relief in the gable end and decorative shingles beneath. To the south is the verandah, ground floor only, supported by Doric columns. French doors (also original) open out on to this floor. There is a pitched roof extension to the rear elevation. The entrance is on the north side.

58 Hawker Street

This house was built in 1900 or 1901 for business partners John Edmondson and Clifton Dickenson, developers who bought Town Acre 402 off Richard Todman in 1898 and began building houses. The first group of four were on Hawker Street. The houses – not insubstantial dwellings – were all variations on a standard plan. No.s 54 and 56 had a somewhat smaller footprint than the other two. The builder was John Moffat and it seems likely that he also prepared the plans.¹¹⁸

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 some of the sections was revived in 1904.¹¹⁹

The first occupant was John Duthie, who worked for his father's firm of Duthie and Co., who John Duthie snr. (1841-1915), a Scot, arrived in New Zealand in 1863. He set up in business as an ironmonger in New Plymouth, then in Whanganui, before he settled in Wellington and made a considerable fortune. He was also a politician and among other roles represented the City of Wellington in Parliament for 11 years.¹²⁰ John Duthie jnr. was one of six sons (there were also four daughters) of the union of John Duthie and Mary Mercer. He was secretary of the company but had to

¹¹⁶ C56851; 56 Hawker Street, convert 2 flats to dwelling - 12 Aug 1981, WCA

¹¹⁷ See various permits [00078:863:65237, 00078:2805:180579, 00078:4015:232822] for 56 Hawker Street, WCA

¹¹⁸ 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900, WCA

¹¹⁹ CT WN124/197, LINZ

¹²⁰ *Evening Post*, 14 October 1915, p.8

retire from business when his health declined. He died in 1923 at the young age of 52. By this time he and his family, wife Laura and two daughters, had long moved to Kelburn.¹²¹

The Duthies were followed by a remarkably long list of occupants, with few people staying longer than a few years, with the exception of a music teacher, Martha Leyser, who was in residence in the 1940s and early 1950s. The reasons for this are not known. The house was sold by the Trustees of the John Edmondson Estate to William Duncan in 1918.¹²² The house was owned for a long period by the Hingston family, H.G. Hingston initially (from c.1935) and then by civil servant Arthur Hingston and his wife Ruby, who were occupants from the 1960s onwards. It would appear that at various times in the house's history it has been in use as flats or as a



58 Hawker Street. (M. Kelly 2017)

boarding house, although no permit to confirm this has been located. The Hingstons, who occupied the house until the 1990s, shared their house with Edna Taylor for a considerable period.

There have been significant changes to the house over its life. The verandah was infilled and a second level (also infilled) added to it in 1932. In 2001, a significant transformation added a basement garage and driveway, removed the infilled verandah and replaced it with a double-height, narrow square extension with a balcony between, and internal alterations to the rear of house that saw the addition of a kitchen, laundry and bathroom.¹²³

¹²¹ *Evening Post*, 23 February 1924, p.6

¹²² *New Zealand Times*, 29 August 1918, p.4

¹²³ 00056:126:B11398; 58 Hawker Street, alterations to balcony and internal alterations, 21 Dec 1931 & 00078:972:77303; 58 Hawker Street, new basement garage and drive, alterations to front facade, internal alterations to rear of building adding kitchen, laundry and bathroom, 2001, WCA

This two-storey villa is L-shaped in plan, with a hipped roof clad in corrugated steel and rusticated weatherboard cladding. The front elevation has a gable to the north with a double-height bay window and fine decorative work in relief in the gable end and decorative shingles beneath. Alongside (first floor) is a balcony, supported by two of the original Doric columns, that links to a square double-height extension. Some care was taken on the detailing on the casement windows. The garage was built beneath this. There is a flat roof extension to the rear of the house.

60 Hawker Street

This house was built in 1900 or 1901 for business partners John Edmondson and Clifton Dickenson, developers who bought Town Acre 402 off Richard Todman in 1898 and began building houses. The first group of four were on Hawker Street. The houses – not insubstantial dwellings – were all variations on a standard plan. No.s 54 and 56 had a somewhat smaller footprint than the other two. The builder was John Moffat and it seems likely that he also prepared the plans.¹²⁴

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 some of the sections was revived in 1904.¹²⁵

The house was initially let. The first occupant was Walter Bowles, chief traffic clerk at the New Zealand Railways. He was replaced in the early 1910s by Cath Peters. The house was advertised for sale in 1918, but the outcome is not certain. Cath Peters continued to live in the house. Pauline Rodgers, a music teacher, taught students from the house in the late 1920s and by the 1930s a boarding house was in operation. In the 1950s the house was divided into flats, with a Mrs Penrose and Phyllis Eyes both long-standing occupants.¹²⁶ Anthony Mackle was an owner and occupier in the 1980s and 1990s. A major addition to the rear of the house in 2008 greatly extended its footprint.

¹²⁴ 3895; Hawker Street, [54, 56, 58, 60 Hawker Street] four dwellings - 11 Jun 1900, WCA

¹²⁵ CT WN124/197, LINZ

¹²⁶ *Wises New Zealand Post Office Directory, 1902-1978*



60 Hawker Street. (M. Kelly 2017)

beneath. Alongside (first floor) is a balcony, supported by two of the original Doric columns, that links to a square double-height extension. Some care was taken on the detailing on the casement windows. The garage was built beneath this. There is a flat roof extension to the rear of the house.

62 Hawker Street

This house was designed by the successful German-born architect Guido Schwartz and built for James Keith (1856-1941) in 1909. The builder was P.C. Watt of Berhampore and the estimated cost was £760.¹²⁷ Keith was a former mayor of Timaru who arrived in Wellington in the 1890s and set up a shiphandlers business with J. Hutcheson. The company, known as Keith, Hutcheson and Co., operated out of Willis Street.¹²⁸ Keith later worked for E.W. Mills and Co. and was manager of the company at the time he built his new house. Keith and his wife Alexina, who had three children, lived in the house until the latter's death in 1930. The previous year he made unspecified changes to the dwelling. James Keith then shared the house with his daughter Margaret, who appears not to have married. After her father's death in 1941, Margaret Keith remained in the house until the early 1950s.¹²⁹

¹²⁷ 8332; 62 Hawker Street, dwelling - 12 Mar 1909, WCA

¹²⁸ *Evening Post*, 9 May 1941, p.9

¹²⁹ *Wises New Zealand Post Office Directory, 1902-1955*



62 Hawker Street. (M. Kelly 2016)

The house then appears to have been used as flats for a short period until Lorna Millward began a residency in the early 1960s. It has been used as a flat for much of the past three decades.

This Edwardian villa sits above Hawker Street at a point when it starts to steepen noticeably. The house is only two storeys for half of its length; the back half of the house sits on a higher platform. Schwartz's original plan shows only a drawing room, hall and entrance porch on the ground floor.¹³⁰ There is a

corrugated steel roof, a

timber frame and rusticated weatherboard cladding. There is much interest in the main elevation, which is divided between the gable, with its double-height bay window, on the south side and, alongside, the entrance porch with infilled verandah above it. The architect made extensive use of mouldings to enliven the façade, particularly in the gable infill, the half-timbering effect on the gable and the arch above the entrance. The gently sloping path to the house appears to be original.

Kennedy Street

1 Kennedy Street

Kennedy Street (a row of steps linking Hawker Street with Shannon Street) was formed in 1882. The houses that occupy the north side of the street were built in 1905. The land they occupy was home to a large, nine-room, single-storey house on Town Acre 403. It seems likely that this fell victim to the Shannon Street fire in 1901.

In the wake of this event, subdivision of the land alongside the step (above no.62 and 64) led to the construction of 1 and 3 Kennedy Street and 10 and 12 Shannon Street. The houses were built for Malcolm Fraser and the builder (and likely designer) of all four houses was Messrs McLean and Gray.¹³¹ There were four separate designs,

¹³⁰ 8332; 62 Hawker Street, dwelling - 12 Mar 1909, WCA

¹³¹ 6490; 1, 3 Kennedy Street and 10, 12 Shannon Street, four dwellings - 06 Apr 1905, WCA

although they bore considerable resemblance to each other. No.1 was design no.1, as per the plans.¹³²

Allocation of names to houses is complicated, initially, by the lack of numbers and their inconsistent application in street directories. One of the first occupants was Robert Darroch, a school master, who also had a house built for him and his family at 25 Shannon Street in 1902.¹³³ From 1920 there was a regular turnover of occupiers, until Angus Duncan, a tobacconist, in the 1930s. He was followed by Stirling Young, a carpenter and then Percy Young, also a carpenter. The latter was still living in the

house in the early 1980s.¹³⁴ Irene and Sarah Buxton were occupants in the 1990s. The house has changed hands four times since 2000.



1 Kennedy Street. (M. Kelly 2016)

This two-storey timber framed and clad house occupies a sloping section alongside Kennedy Street steps. In plan it is rectangular, oriented to Kennedy Street. The corrugated iron clad roof is hipped. This elevation features the unusual arrangement of a first floor canted bow window sitting over a square bay window. This is the only part of the house that retains its original windows. A verandah on the first floor has been filled in to create a large bedroom on the south-west corner. On the north side a

conservatory with a hot tub has been attached, along with an extensive timber deck.

3 Kennedy Street

Kennedy Street (a row of steps linking Hawker Street with Shannon Street) was formed in 1882. The houses that occupy the north side of the street were built in 1905. The land they occupy was previously home to a large, nine-room, single-storey house on Town Acre 403, which seems to have fallen victim to the large Mt Victoria fire in 1901.

¹³² Ibid.

¹³³ For more on Darroch see the entry on 25 Shannon Street.

¹³⁴ *Wises New Zealand Post Office Directory, 1910-1978*

In the wake of this event, subdivision of the land alongside the step (above no.62 and 64) led to the construction of 1 and 3 Kennedy Street and 10 and 12 Shannon Street. The houses were built for Malcolm Fraser and the builder (and likely designer) of all four houses was Messers McLean and Gray.¹³⁵ There were four separate designs, although they bore considerable resemblance with each other. No.3 was design no.2, as per the plans.¹³⁶



54 Hawker Street. (M. Kelly 2016)

Allocation of names to houses is complicated, initially, by the lack of numbers and their inconsistent application in street directories.

Nevertheless, it would appear that the house was occupied from the outset by James and Christina Cattell, who named their house 'The Pah'.¹³⁷ They passed away in the 1930s (James in 1934 and

Christina in 1937).¹³⁸ They were followed by Mabel Bellamy and Mildred Eyes, who were occupants in the 1940s and 50s. Engineer William Hunter and his family were also long-standing occupants – until the 1990s.¹³⁹ Since then the house appears to have been used as a flat.

Like its neighbour at 1 Kennedy Street it shares a similar footprint and is oriented towards the steps. This two-storey timber framed and clad house occupies a sloping section alongside Kennedy Street steps. In plan it is rectangular, oriented to Kennedy Street. The corrugated iron clad roof is hipped. This elevation features the unusual arrangement of a first floor canted bow window sitting over a square bay window. This is the only part of the house that retains its original windows. A verandah on

¹³⁵ 6490; 1, 3 Kennedy Street and 10, 12 Shannon Street, four dwellings - 06 Apr 1905, WCA

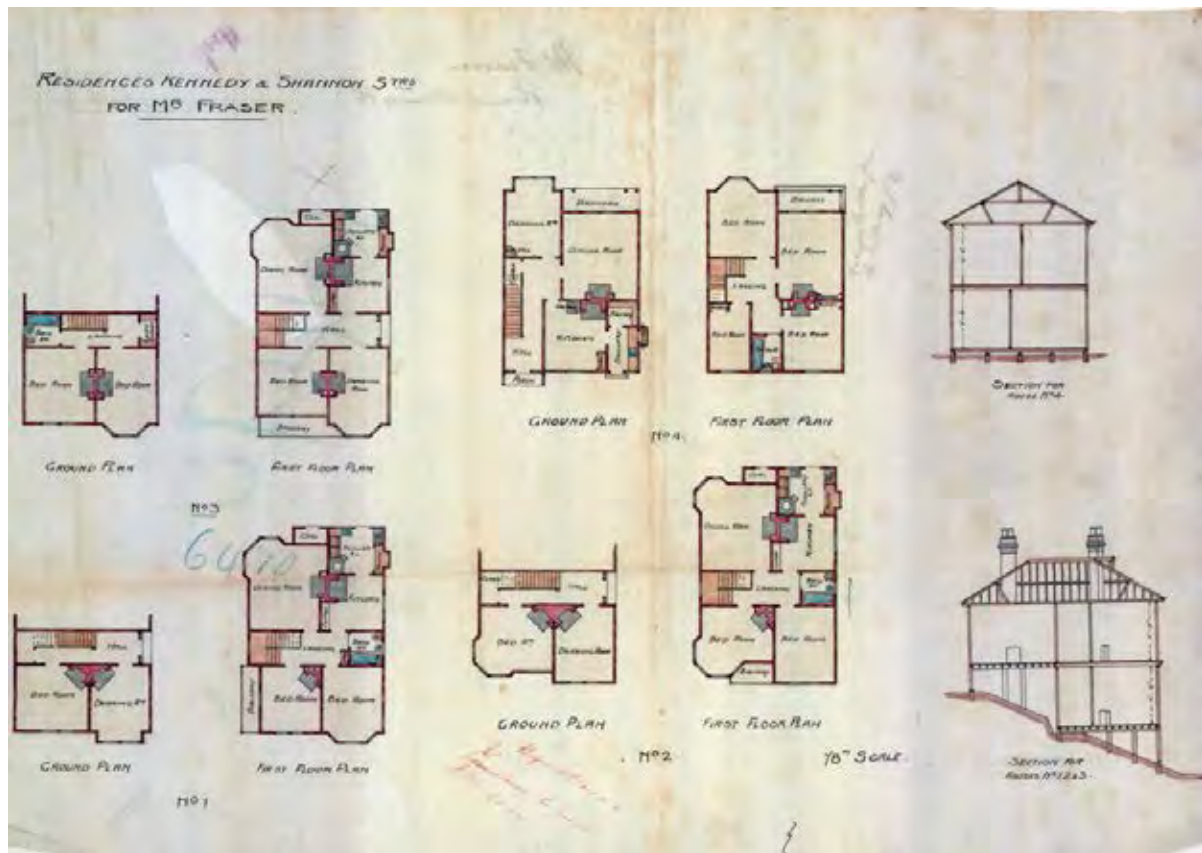
¹³⁶ Ibid.

¹³⁷ *New Zealand Times*, 26 April 1912, p.9

¹³⁸ Registration no. 1934/3814, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 20 June 2017] & *Evening Post*, 25 January 1937, p.1

¹³⁹ *Wises New Zealand Post Office Directory, 1934-1978*

the first floor has been filled in to create a large bedroom on the south-west corner. On the north side a conservatory with a hot tub has been attached, along with an extensive timber deck.



The plans for 1, 3 Kennedy Street and 10, 12 Shannon Street. (6490; WCA)

2 Kennedy Street

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 1898.¹⁴⁰ The house at 2 Kennedy Street was likely to have been built for Clifton Dickenson, sometime between 1898 and 1900.¹⁴¹ 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.

¹⁴⁰ Deeds Index - Town of Wellington - Folio 355 to Folio 711, Record No.: 1 Part 2, Town Acre 402, Archives New Zealand (ANZ)

¹⁴¹ 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.



No. 2 Kennedy Street is in the middle of this image, taken about 1910, 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 1904.¹⁴² 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.¹⁴³

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 1898.¹⁴⁴ 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

¹⁴² CT WN124/197, LINZ

¹⁴³ Ibid.

¹⁴⁴ *Evening Post*, 29 August 1898 p.4

died in action at Ypres on 23 October 1917. His widow received his posthumously-awarded Military Cross.¹⁴⁵

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.¹⁴⁶

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 1916.¹⁴⁷ 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.¹⁴⁸

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.¹⁴⁹

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

¹⁴⁵ *Dominion*, 10 September 1918 p.4

¹⁴⁶ *New Zealand Post Office Directory*, 1916

¹⁴⁷ CT WN147/297, LINZ

¹⁴⁸ *Ibid.*

¹⁴⁹ B13605; 2 Kennedy, conversion-dwelling to flat - 12 Jan 1935, WCA

operator, 2d.¹⁵⁰ 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. He eventually sold the property to Richard and Lesley Walker in 1980, who remain the owners.¹⁵¹

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 1995.¹⁵² Habitation indexes reveal that at any given time up to 11 people have been living in the house across the five flats.¹⁵³

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.



2 Kennedy Street, rear view. (M. Kelly 2016)

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

¹⁵⁰ *Wises New Zealand Post Office Directory, 1939*

¹⁵¹ CT WN147/297

¹⁵² 'Habitation Index', Wellington Central, 1995

¹⁵³ For example the Habitation Index for 2000 listed 11 occupants.

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.

McIntyre Avenue

1 McIntyre Avenue

This house was built in 1890, most likely for Joseph Webber, a clerk, and his wife Eliza, who had four children.¹⁵⁴ Joseph Webber died in 1911 and his widow remained in the house for only a short period. Her daughter, Alice, took over occupancy and remained for the next 40 years. During this period a small extension, most likely a porch, was made to the front of the house. There was also a lean-to added to the rear of the house (date unknown, but quite early). By 1941, Alice had been joined in the house by her sister Eliza.¹⁵⁵ Alice Webber passed away in 1957, aged 78, but Eliza lived on until 1974, by which time she was 94.¹⁵⁶ She was almost certainly not occupying the house by this time but notwithstanding that, the family spent some 80 continuous years in the same house. Since 1980 significant extension was added to the front of the house, including a turret on the south-west corner and a deck at the front. No record of this work has been located.

¹⁵⁴ Rate books show that Webber was paying rates on a new house in TA 401 in 1890. Wellington City Council Te Aro Ward, Rate Book 1890-91, Wellington City Archives (WCA)

¹⁵⁵ *Wises New Zealand Post Office Directory*, 1895-96 to 1941

¹⁵⁶ Registration no. 1957/22362 (Alice) and 1974/39555 (Eliza), Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 20 June 2017]



1 McIntyre Avenue. (M. Kelly 2016)

This was once a plain cottage, rectangular in plan but built on two levels to accommodate the steep hill. It had a centrally located main entrance, double hung sash windows, rusticated weatherboards and a corrugated iron, hipped roof. The addition to the front

transformed the appearance of the house significantly, although some effort was made to match materials. The remainder of the house remains relatively untouched externally, with the exception of some of the windows, although many of these were early modifications. Mature trees make the house difficult to see from some vantage points.

3 McIntyre Avenue

This house was built by 1895. It is one of a set of houses (3, 5 and 7) built to the same plan. The original owner and builder are not known. The first owner and occupant that can be identified with certainty was William Hodson, who made an addition – a lean-to the rear of the house – in 1915.¹⁵⁷ Hodson was the manager of John Burns Electroplate Co., Victoria Street. He was replaced soon after by Harriet Firth and her daughters, Anne and Mabel. The family occupied the house until the late 1940s. At some point the front of the house was enclosed and extended. Watersider Charles McPeake and his family were long-standing occupants from the mid-1950s until the 1970s.¹⁵⁸ By 1981 the house was split into two flats, but no permit survives to explain how this was done to a relatively small dwelling.¹⁵⁹ The house was partially repiled in 1984.¹⁶⁰ The house has largely been occupied by a succession of tenants from that point on.

¹⁵⁷ 29023; 3 McIntyre Avenue – 1915, WCA

¹⁵⁸ *Wises New Zealand Post Office Directory*, 1895-96 to 1941

¹⁵⁹ 'Habitation Index', Wellington Central, 1981

¹⁶⁰ 00058:0:C64745, 3 McIntyre Avenue, partial repile, 29 Mar 1984, WCA



3 McIntyre Avenue. (M. Kelly 2016)

This single-storey villa is square in plan with a hipped roof, clad with corrugated iron. It is elevated at the front to accommodate the sloping site; cover boards hide the piles. Originally, the front façade had two bay windows separate by a verandah. The verandah was enclosed and one broad bay formed; later a smaller bay – an addition with casement windows – was attached to the front of this. Otherwise, the windows

are predominantly double-hung sashes. The external cladding is rusticated weatherboarding.

5 McIntyres Avenue

This house was built by 1896. It is one of a set of houses (3, 5 and 7) built to the same plan. The first owner was probably John Chapman, a bookbinder, who was living in the house when it was first numbered and whose name was associated with McIntyre Avenue from 1896.¹⁶¹ It is assumed that the house was either built for him or he was the first owner. Chapman lived there with his wife Alice and their four children. The Chapmans retained the house for decades. John Chapman passed away in 1949 and his son Victor and daughter-in-law Kate took over the house. Victor was still listed as an occupant when he himself passed away in 1975.¹⁶²

The house was bought by John Milne and in 1980 he undertook an 'upgrade'.¹⁶³ The drainage plans do not reveal whether the house's current appearance was due to work undertaken then or earlier, but the front façade (at some point) was entirely replaced - with an extension and bay window (right) and deck alongside. The area beneath the house was turned into a liveable space, with two bedrooms, a store and a workshop.¹⁶⁴

¹⁶¹ *Wises New Zealand Post Office Directory, 1895-96*

¹⁶² *Ibid.*, 1895-96-1978

¹⁶³ 29024; 5 McIntyre Avenue – 1980, WCA

¹⁶⁴ *Ibid.*



5 McIntyre Avenue. (M. Kelly 2016)

This house started life as a small villa with two bays on the front elevation separated by a verandah. It was identical to the two houses either side of it but it was slightly larger at the rear. At some point the bays and verandah were removed and an extension (with bay window) built on the south side of the front (west)

elevation. A verandah was built alongside. This is the current configuration of the first floor front façade. The external cladding is rusticated weatherboards, even on the modern additions, which also carry modern steel window joinery. The house is square in plan, with a hipped a roof. The cladding is assumed to be corrugated iron. There is a flat roof extension to the rear.

7 McIntyre Avenue

This house was built by 1896. It is one of a set of houses (3, 5 and 7) built to the same plan. The original owner and builder are not known. A 1900 drainage plan states that the owner was Mr Pollock.¹⁶⁵ The first occupant known with certainty was John Pollard, an electrical engineer, in 1910.¹⁶⁶ (It is possible that Pollock and Pollard are the same person.) He was replaced by John Carwood, a Union Steam Ship Co. employee, about 1916, and then Alfred Saunders, a salesman, in the mid-1920s. At some point during this period, the house had a bungalow-style addition to the entire front (west) elevation and that the two bays and verandah of the previous façade were removed. Alfred Watts, a painter, John Deck, a clerk (about 1941), then Julius Meyer, a carpenter, were some of the occupants until the late 1960s.¹⁶⁷ It is presumed that most of these occupants lived in the house with their families.

¹⁶⁵ 29025; 7 McIntyre Avenue – 1900, WCA

¹⁶⁶ *Wises New Zealand Post Office Directory*, 1910

¹⁶⁷ *Wises New Zealand Post Office Directory*, 1910 to 1968



7 McIntyre Avenue. (M. Kelly 2016)

In 1968, the house was converted into two flats. Few details of who lived there during the ensuing period have been recorded.

The most obvious feature of this house is the major addition to the front that has removed its original appearance and replaced it with a

1920s era façade, with (on the top floor) lapped weatherboards in a bell-curve finish and casement windows. This arrangement is interrupted by a staircase and porch that leads into the two separate flats. The ground floor has also been utilised for living spaces but it is not certain when this occurred. The ground floor has rusticated weatherboard cladding. The original core of the house is square in plan with a hipped, corrugated iron clad roof, punctuated by skylights. There is an extension to the rear, which has been part of the house since 1900 and may be original.



1-7 McIntyre Avenue, middle (from right to left), pictured about 1910. (1-1-022832-G, ATL)

9 McIntyre Avenue

This house was built in the 1890s, but little is known about it. The Mt Victoria Historical Society states that the builder and first occupant was John Paterson,¹⁶⁸ a contractor (later of Paterson, Martin and Hunter, builders of Wellington Town Hall). He lived in the cottage until 1897. Paterson is listed as an occupant of McIntyre Avenue in 1896/97.¹⁶⁹



Left, 9 McIntyre Avenue, middle, pictured about 1910. (1/1-022832-G, ATL) Right, the house in 2017. (M. Kelly)

The next occupant of any certainty was Gordon Cox, a chemist, in the mid-1910s. By 1920, William Braniff was the occupant.¹⁷⁰ About 1931, James Cavell, metal worker, with his wife Emily (known as Emmie) and daughter Annie, took over the house but he was killed in a road accident that same year.¹⁷¹ He was 46. Emmie Cavell remained in the house until the early 1950s. Thereafter turnover of occupants was high or not recorded at all.

This slender two-storey cottage sits at the high point of Town Acre 401, just below the Town Belt. It is surrounded by maturing bush and difficult to see in the round. It has a pitched roof, clad with corrugated iron. There is a deck and entrance on the gabled end facing McIntyre Avenue accessed by a set of stairs. There is also an extension to the north-east corner that appears to be original or very early. The weatherboard cladding is rusticated and the roofing appears to be corrugated iron. At least some of the window joinery has changed.

11 McIntyre Avenue

¹⁶⁸ 'Mt Victoria Historical Society News', Newsletter No.32, February 2005, p.2

¹⁶⁹ *Wises New Zealand Post Office Directory*, 1896/97

¹⁷⁰ *Wises New Zealand Post Office Directory*, 1910-1931

¹⁷¹ *Evening Post*, 27 August 1931, p.26

This house was built sometime in the mid-1890s, most likely for James Bennett. His name features on a drainage plan from 1900 and he is listed on an 1896 street directory.¹⁷² Albert Bennett features on a 1902 street directory and thereafter the house was owned and occupied by John Spence (1870-1954), a master mariner, his wife Lena and their four sons. Born in Dunedin, Spence was the Wellington Harbour Board's chief pilot and, later, harbour master.¹⁷³ Spence may have chosen his home for the views of the harbour from his house.

Less enjoyable for the Spences was the relationship with their neighbours, Fred and Florence Morton, at no.13. The houses were less than a metre apart and the Mortons' house was sitting on (a very small) part of Spence's land. Spence built a brick wall on the boundary between the houses, which covered over windows on the south side of the Mortons' house. This wall was knocked down and, thereafter, every time Spence rebuilt it, at considerable cost, the Mortons would knock it down – once with a battering ram. The matter was settled in court in August 1922, with the Mortons paying a considerable sum to the Spences for the costs incurred in the building of the various walls.¹⁷⁴ The headline in the *Evening Post* account of the court proceedings was 'Attack on a wall with battering ram. Feud on Mt Victoria'. The Mortons quickly moved away from McIntyre Avenue.

There is evidence that at some point during their ownership, the Spences added the two gables and bay windows and altered the roof substantially. Prior to this, the house was little different from the other simple cottages around it. Lena Spence died in 1938¹⁷⁵ and John Spence sold the family home soon after. There was a regular turnover of occupants for some period, then Sydney Turner, a steward, and his wife Nancy took over the house in the late 1940s. They occupied it for the next 30 years.¹⁷⁶ Sydney Turner died, aged 74, in 1974. Nancy remained in the house, but by 1981 Annie Turner (relationship not known) was resident.¹⁷⁷

Architect Marie (Marguerite) Scaife purchased the property about 1996 and made significant changes, demolishing some internal walls, repiling, building new bay windows on the south-west corner, a deck on the south elevation, new kitchen and dining room with new walls and floors, and new external French doors, among others.¹⁷⁸ Since 2005 there have been at least three occupants.

¹⁷² 29026; 11 McIntyre Avenue – 1900, WCA

¹⁷³ *Evening Post*, 27 June 1935, p.10

¹⁷⁴ *Evening Post*, 31 August 1922, p.10

¹⁷⁵ *Evening Post*, 24 May 1938, p.1

¹⁷⁶ *Wises New Zealand Post Office Directory*, 1946-1978

¹⁷⁷ 'Habitation Index', Wellington Central, 1981

¹⁷⁸ 25333; 11 McIntyre Avenue, dwelling additions and alterations – 1996, WCA



11 McIntyre Avenue. (M. Kelly 2016)

elevations sometime in the 1920s or 30s. These gave the house a distinctly bungalow-style treatment, with lapped weatherboards, casement windows and simple, narrowly-spaced eave brackets. Part of this treatment was the construction of gables on the west and south elevations with bay windows beneath. Another (relatively new) bay window fills the south-west corner. There is a pitched roof extension to the rear, with a skylight in the roof.

13 McIntyre Avenue

This house was built in 1890, mostly likely for either Henry or Charles McIntyre, who had two cottages built that year; both were rated the same value.¹⁷⁹ By 1900 the house was (like 15) owned by Peter Hodge. He was occupying one of the houses. One curiosity is the location of the cottage on the 1892 Ward Map, which shows both 13 and 15 well back from their present locations.¹⁸⁰ It is assumed that the Ward Map is in error. As built, the house (like no.15) had a verandah with a bank of windows along the front wall. There were what appear to have been two flat panels either side of the entrance to the verandah, but images from the period are somewhat indistinct.

Post-1900, it is not clear who was occupying the house until Albert Berry, a letter carrier, is listed in a street directory in 1916. He was replaced by builder Fred Morton and his wife Florence. Fred Morton made changes to the house in 1919, but did not let the council know until after the fact. The work involved the reconstruction of the front of the verandah to its current appearance. Fred Morton did tell the council that the two ends of the verandah had already been boarded up by the time he and his wife bought the property.¹⁸¹

The Mortons had a fractious relationship with their neighbours at no.11, the Spences. John Spence built a brick wall in the narrow gap between the houses, blocking the

¹⁷⁹ Wellington City Council Te Aro Ward, Rate Book 1890-91, WCA

¹⁸⁰ Ward Map 1892 Sheet 064 [O33], WCA

¹⁸¹ 11105; 13 McIntyre Avenue, additions - 23 Feb 1920, WCA

Mortons' view out of their south facing windows. The Mortons demolished the wall, as they did each time Spence tried to build one. The matter ended up in court (and the newspapers) in 1922 and the Mortons were forced to reimburse the Spences' costs.¹⁸² The Mortons moved away soon after this and were replaced by Lillian Pound and then William Dubbelt, a crane driver.



7 McIntyre Avenue. (M. Kelly 2016)

consensus was suicide, despite no evidence to explain how the body ended up where it was.¹⁸³

Nona Jordan was a long-standing occupant, from the early 1960s to the end of the 70s.

This is a simple cottage, rectangular in plan with a hipped, corrugated iron roof. The house is relatively unchanged, with the obvious exception of the reconstruction of the front of the house, comprising the extension of the living area, an entrance, a part-verandah and steps and a rebuilt roof. The external cladding is rusticated weatherboards, including on the addition, but the windows are a mixture of various eras, mostly single fixed lights, sliding windows and casements.

15 McIntyre Avenue

This house was built in 1890, mostly likely for either Henry or Charles McIntyre, who had two cottages built that year; both were rated the same value.¹⁸⁴ By 1900, the

¹⁸² *Evening Post*, 31 August 1922, p.10

¹⁸³ 'Mystery of Marie West', from *An Encyclopaedia of New Zealand*, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand: <http://www.TeAra.govt.nz/en/1966/crimes-unsolved/page-17> (accessed 21 Jun 2017)

¹⁸⁴ Wellington City Council Te Aro Ward, Rate Book 1890-91, WCA

house was (like no.13) owned by Peter Hodge. He was occupying one of the houses. One curiosity is the location of the cottage on the 1892 Ward Map, which shows both 13 and 15 well back from their present locations.¹⁸⁵ It is assumed that the Ward Map is in error. As built, the house (like no.13) had a verandah with a bank of windows along the front wall. There were what appear to have been two flat panels either side of the entrance to the verandah, but images from the period are somewhat indistinct.

The next known owner and occupant was Arthur Wimsett, a clerk, who made a rather dramatic, if ornate change to the front elevation in 1908. He dispensed with the existing verandah and replaced it with a turreted corner bay to the north, a square bay to the south and a verandah between. The work was designed by contractors Mainland and Barr, based in Waring Taylor Street.¹⁸⁶

Wimsett did not stay long and he was replaced by Henry Fairchild, also a clerk, and then Edith Swan (in 1916). John Tyler, a driver, was the first name listed specifically at no.15, in 1920.¹⁸⁷ Occupancy turned over frequently throughout the 20th century,



15 McIntyre Avenue. (M. Kelly 2016)

until Keith O'Neill, a commercial artist, bought the house in the early 1970s. In 1984, he added a second story (a bedroom) to the roof of the house.¹⁸⁸ At some point, the turret was removed from the front of the house, but the date is unknown.

The many additions to this house have taken it a long way from its original appearance. At heart this is a simple cottage, square in plan, with a hipped roof, still visible beneath the bedroom addition on top. Both

roofs have corrugated iron cladding. The other obvious additions are the corner bay, minus its turret, the square bay and verandah between and a lean-to at the rear, at least part of which was included in the original footprint. The weatherboards are rusticated – even on the addition – and the windows are predominantly double-hung sashes (again, also on the addition). There is a glazed balustrade on the

¹⁸⁵ Ward Map 1892 Sheet 064 [O33], WCA

¹⁸⁶ 7888; 15 McIntyre Avenue, addition of two bay windows and verandah - 09 Dec 1907, WCA

¹⁸⁷ *Wises New Zealand Post Office Directory*, 1920

¹⁸⁸ 00058:0:C64674; 15 McIntyre Avenue, dwelling additions and alterations, 22 Mar 1984, WCA

verandah, which is now wider than the 1907 version. The main entrance is off the verandah.

Shannon Street

12 Shannon Street

Kennedy Street (a row of steps linking Hawker Street with Shannon Street) was formed in 1882. The houses that occupy the north side of the street were built in 1905. The land they occupy was previously home to a large, nine-room, single-storey house on Town Acre 403, which seems to have fallen victim to the large Mt Victoria fire in 1901.

In the wake of this event, subdivision of the land alongside the step (above no.62 and 64) led to the construction of 1 and 3 Kennedy Street and 10 and 12 Shannon Street. The houses were built for Malcolm Fraser and the builder (and likely designer) of all four houses was Messers McLean and Gray.¹⁸⁹ There were four separate designs, although they bore considerable resemblance with each other. No.12 Shannon Street appears to be design no.1, as per the plans, with a subtle variation from 1 Kennedy Street.¹⁹⁰

The first known occupants were Thomas Johnstone and his family. Johnstone, a chemist, began his business life in Dunedin, but moved to Wellington in 1906, opening a shop on the corner of Willis and Manners Street.¹⁹¹ He and his wife Alice had four children before they moved to Wellington. By 1916, the Johnstones had moved to 27 Shannon Street. The house had a series of occupants until Harold Lundius, a Swedish-born ranger with the Department of Lands and Survey, lived in the house with his wife Maud from the early 1920s. By then their two children were adults. Lundius' main claim to fame was his observation of the Lake Tarawera eruption while he was surveying in the area in 1886.¹⁹² He died in 1938. Although she outlived him, Maude Lundius appears to have left the house at this time.

¹⁸⁹ 6490; 1, 3 Kennedy Street and 10, 12 Shannon Street, four dwellings - 06 Apr 1905, WCA

¹⁹⁰ Ibid.

¹⁹¹ *New Zealand Times*, 7 September 1907, p.1

¹⁹² *Evening Post*, 22 February 1938, p.11



12 Shannon Street. (M. Kelly 2016)

latter was later lived in by Richard Walker, perhaps their son, together with his wife Lesley. In 1981 they built a car deck.¹⁹⁴ The house remains divided into two flats, but the house has been rented out since the late 1980s.

This house shares a similar footprint to neighbours at 1 and 3 Kennedy Street and, like them, it is oriented towards the steps. This two-storey timber framed and clad house occupies a sloping section on the corner of the Kennedy Street steps and Shannon Street. Rectangular in plan, it has a corrugated iron clad, hipped roof. There is a double-height bay window on the south side of the main elevation. The wall and windows to the north have been significantly altered, partly to create separate access to the ground floor flat. The cladding is rusticated weatherboards. There is a narrow balcony on the first floor. There is another entrance on the Shannon Street elevation, with car deck behind the house on its north elevation.

17 Shannon Street

This was one of many houses rebuilt after the Mt Victoria fire of 1901 destroyed many houses on Hawker and Shannon Streets. The owner was Thomas J. McCarthy, a builder himself and he designed and built the house. The footprint of his house was considerably larger than the pre-fire dwelling, so McCarthy was clearly not replicating the previous building. He took the opportunity on a narrow site to build to three storeys, which made his house the highest in the street and probably the highest in Mt Victoria. The views were, as they are now, commanding.

¹⁹³ 00058:339:C14567, 12 Shannon Street, convert dwelling to 2 flats, Builder: FL Jeffries & Co Ltd. Application value: £1100, 30 Apr 1964, WCA

¹⁹⁴ 00058:1327:C55871, 12 Shannon Street, car deck, owner: RW Walker, builder: owner, application value: \$2000, 30-Mar-81, WCA

McCarthy was living in Shannon Street prior to the fire, so it is assumed he lost his house to the fire. However, he was not listed in local newspapers of the time as the owner of a house that was destroyed in the fire.¹⁹⁵ Regardless, McCarthy jumped the gun on construction and was taken to court by the WCC.

The Surveyor took action against Thomas McCarthy for having commenced to erect a house in Shannon street, without having first obtained a permit, and also for having failed to construct the house on a solid foundation. Mr Martin, who conducted the case for the Corporation, stated the Council was prepared to adjourn the case for three weeks, and if the defendant complied with the by-laws by that time, no further notion would be taken. The Bench granted the adjournment.¹⁹⁶

The permit records show an amended plan so this may have been produced in response to the council's concerns.¹⁹⁷ The McCarthys did not stay long in their new house and soon decamped to Thorndon. The house was rented out regularly during the 1910s and 20s and for a period was divided into two flats. The owner during much of this period was Charlotte (or Charlotta) Treadwell, who lived in one part of the house and rented the other out. She passed away in 1929.¹⁹⁸

The house remained divided into two flats in the period that followed. There was a regular turnover of occupants, although Mona Walker spent over 20 years in the house (17a) from the late 1930s to the 1950s. James Warrington, a printer, was an owner and occupant in the 1960s and 70s.¹⁹⁹

The house was returned to a single dwelling, possibly in 1988, during the tenure of Everard and Antonella Aspell. George and Natasha Chance owned the house during the 1990s and 2000s²⁰⁰ and upgraded the house and its facilities in the period 2006-2008, including the removal of a chimney.

Built on a steep and difficult site, this house exemplifies the unrestrained approach to house-building in Wellington. To make the most of the property, which is half of an original section, Thomas McCarthy designed and built a narrow house on three levels. The sloping site was excavated to allow for a small ground floor and a much longer second floor, where the living areas, kitchen and bathroom were originally located.

¹⁹⁵ *New Zealand Times*, 31 May 1901, p.7

¹⁹⁶ *New Zealand Times*, 1 May 1902, p.2

¹⁹⁷ 4825; 17 Shannon Street, reinstatement of dwelling - 16 May 1902, WCA

¹⁹⁸ Registration no. 1929/3357, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 22 June 2017]

¹⁹⁹ *Wises New Zealand Post Office Directory*, 1920-1978

²⁰⁰ 'Habitation Indexes', Wellington Central, 1981-2015



17 Shannon Street. (M. Kelly 2017)

Using the second floor roof as a deck, a shorter third storey – originally a bedroom, sitting room etc. – was built on top. The ground floor contained the entrance, hall, and a couple of rooms. The present arrangement of rooms is not known.

Externally, the house is largely unchanged in form and appearance. It retains its rusticated weatherboards, most of its original windows and its decorative elements, notably the mock half-timbering in the gable ends. French doors and a balcony have been added to the main elevation on the ground floor along with a late 20th century concrete block boundary wall with steps to the main entrance.

19 Shannon Street

This house was built for Francis (Frank) Lerwill, a joiner, in 1902. It is not clear if this was a reinstatement of a house following the destructive Mt Victoria fire on 30 May 1901. Contemporary newspaper reports suggested that Lerwill's house was saved from the fire and only suffered minor damage. The house occupied by his brother John, who also lived in the street, fully escaped damage. Both Lerwill brothers were living in the street after the fire (at no.s 21 and 23) so this may have been a reinstatement on behalf of someone else.

The new house was designed by Frank Lerwill himself and presumably he was also responsible for its construction.²⁰¹ It was built on an elevated site, but well back from the road. As stated above, given their street address was no. 21, it is entirely possible that the Lerwills (Frank and wife Grace) never lived in the house. The first known occupant was William Mountjoy, also a joiner, in 1910. The house changed hands many times over the next few decades.²⁰² There was a major change with the conversion of the basement area into a living space; when this was undertaken is not

²⁰¹ 39969; 19 Shannon Street – 1902, WCA

²⁰² *Wises New Zealand Post Office Directory, 1910-41*

certain but it was there by 1947.²⁰³ Ray Henton, a waiter, was a long-standing occupant from the 1950s to the 70s.²⁰⁴



19 Shannon Street. (M. Kelly 2017)

The house is confined to a narrow strip of land, two storeys high. It is situated some distance above the road and the slope it sits on means that the ground floor is shorter in length than the first floor. The house is accessed via a set of steps from the edge of the property. The house is rectangular in plan with a square bay at the front. What were formerly two double-hung sash windows have been replaced by two large fixed panes separated by a transom. There is another picture window beneath to light the ground floor space. The weatherboards are rusticated and the hipped roof has corrugated steel cladding. There are few windows on the north elevation, which is understandable given the height of the house next door. What appears to be a covered walkway leads from the rear of the house to a gabled outbuilding (presumably a sleep out) at the rear of the property.

About 1978, John Berry bought the house and in 1981 undertook internal alterations, removing a fireplace, installing a new kitchen, upgrading the bathroom and installing new glazed rear doors.²⁰⁵ The house has appeared infrequently in directories in recent years. The house had further additions and alterations in 2001. This was most likely when additions to the rear of the house were removed and a covered way and outbuilding added to the back yard of the property. At some point, the double-hung sash windows on the front elevation were removed and replaced by large, single-pane windows.

This house is confined to a narrow strip of land, two storeys high. It is situated some distance above the road and the

²⁰³ See image WA-07185-F, ATL

²⁰⁴ *Wises New Zealand Post Office Directory, 1941-78*

²⁰⁵ C57424; 19 Shannon Street, dwelling adds and alts - 23 Oct 1981, WCA

21 Shannon Street

This house predates the May 1901 fire on Mt Victoria. This fits the evidence that it was then occupied by Frank Lerwill, a joiner for the Union Steamship Company, whose house escaped major damage. When it was built is not known but the house adjoining (23) was built in 1897 and had exactly the same footprint (just the roof detailing was different), so that might be a guide. The efforts to save the house were described in a newspaper report.

With the assistance of several outsiders, nearly every article was removed from the residence of Mr John Lerwill, which was one of the three houses left standing in Shannon Street. While this work was going on, no one thought the house would escape. But by the pluck and perseverance of the fire brigadesmen, both it and the adjoining residence, that of Mr Frank Lerwill, were saved, although they suffered somewhat at the hands of energetic salvors, who also knocked down the fences in order to facilitate their efforts.

Frank Lerwill, who also built no.23, occupied the house together with his wife Grace and two children. During this time the verandah was infilled. Frank suffered an



21 Shannon Street. (M. Kelly 2017)

untimely death in 1910 at the age of 43. Grace Lerwill remained in the house until her death in 1957. Her brother-in-law John and his family lived alongside for much of that period. She eventually outlived her husband by 42 years.

Ian Fisher was an owner and occupier in the 1970s. For the past two decades or more, Todora Koleff has been the owner and occupant.

The most obvious changes to the house were the conversion of the basement area into living spaces and the construction of an extension to the ground floor of the gable and the construction of a deck above (both dates unknown, but almost post-World War II). This

deck, formerly square, was rebuilt in more of a faceted semi-circular shape in 2001-02, after another addition was made to the extension.

Sited high on a platform above Shannon Street, the pre-1900 core of this now double-storey house is still very much intact. In plan it consists of an L-shaped form with a gable to the south and another, broader gable at right-angles facing north. There is a bay window in front of the gable and a verandah (now infilled) alongside that. There is another undated addition to the rear of the house plus an original pitched extension to the south-east. The basement has also been converted into living space but it is difficult to see how this has been undertaken from the street. The house has a corrugated steel roof and rusticated weatherboards.

23 Shannon Street

This house was built in 1897 and therefore predates the May 1901 fire on Mt Victoria. Its occupant at the time of the fire was carpenter John Lerwill. The efforts to save the house were described in a newspaper report (see 21 Shannon Street).

The house was built for his brother Frank Lerwill, who lived at 21 Shannon Street. This suggests that either the house was built by Frank for his brother, or he built it and then built no.23 for himself. The houses originally had identical footprints – just the roof detailing was different. John Lerwill, together with his wife Mary and two children, was the occupant and owner of the house for a long period. Early in the house's history (by 1907) the basement was turned into living space utilising the same architectural detailing (including an extension of the bay window) as the rest of the house. The verandah was also infilled.

In 1915 John Lerwill changed careers and became a public health inspector in Upper Hutt.²⁰⁶ It is assumed that he commuted because the Lerwills remained listed as living at Shannon Street for a while, although they did eventually move to Lower Hutt. (Street directories suggest a date of the mid-1930s but they were already living in Lower Hutt by then. Mary Lerwill died at their home in the Hutt in 1935.²⁰⁷) The Lerwills installed a new window in the house in 1932 (this may have been the addition to the infilled verandah) and built a garage in 1937.²⁰⁸

Later occupants of some duration included Jessie McWhinnie, from the mid-1940s to the late 1950s, Ernest Sharp, who converted the house into two flats in 1961, and Patricia Smith, who lived in the house in the 1970s.²⁰⁹ Artist, book illustrator and teacher Roger Hart owned the house (and occupied it for the main part, together

²⁰⁶ *Hutt Valley Independent*, 9 October 1915, p.4

²⁰⁷ *Horowhenua Chronicle*, 26 August 1935, p.4

²⁰⁸ 00056:127:B11517; 23 Shannon Street, erect new window, 08 Mar 1932 & 00056:187:B16389; 23 Shannon Street, garage, 03 Apr 1937, WCA

²⁰⁹ *Wises New Zealand Post Office Directory*, 1951-78

with this wife Emma) from the early 1980s well into the 2010s. He passed away in 2015.²¹⁰



Like its neighbour at no.21, this two-storey house is located on a platform above Shannon Street and consists of an L-shaped form with one hipped gable on the south side of the house and another, broader hipped gable at right-angles facing north. There is a double-height bay window with double-hung sash windows to the south and an infilled verandah alongside that. An extension to this projects forward of the line of the bay window. A decorative

23 Shannon Street. (M. Kelly 2017)

band of shingles between the floors is extended to the bay window. There is another undated addition to the rear of the house plus an original pitched extension to the south-east. The house has a corrugated steel roof and rusticated weatherboards. There is a garage set at an oblique angle at the foot of the property.

25 Shannon Street

Architect Francis Penty designed this house, which was built in 1902 for Robert Darroch, a school teacher. The builder was W.J. Fossette and the estimated cost £842.²¹¹ Darroch was a principal of several schools, secretary of the Navy League and an aspirant politician. Most of his career took place after he left no.25. He may well have moved from there to 1 Kennedy Street a short distance away. William Watson, a builder and building owner, took over the house and was an owner and occupant until the late 1920s.²¹²

²¹⁰ 'Habitation Indexes', Wellington Central, 1981-2015; <http://notices.nzherald.co.nz/obituaries/nzherald-nz/obituary.aspx?pid=173859161> [retrieved 22 June 2017]

²¹¹ 4647; 25 Shannon Street, dwelling - 13 Jan 1902, WCA

²¹² *Wises New Zealand Post Office Directory, 1910-1929*



25 Shannon Street. (M. Kelly 2017)

There was a regular turnover of occupants until the arrival of the Woodcock family. Bernard and Florence Woodcock and their children, including Les and Iris, owned and occupied the house for many years from the early 1930s. One son, Roy, died during World War II.²¹³ Iris Woodcock married Frank (later Sir Frank) Kitts (1912-1979), later Mayor of Wellington. In 1956, Florence

Woodcock turned the house into two flats.²¹⁴ Frank and Iris Kitts moved into 25a and the rest of the house was occupied by various members of the Woodcock family.²¹⁵ Kitts was at that stage both the Member of Parliament for Wellington Central and the Mayor of Wellington. He was an MP between 1954 and 1960 and Mayor of Wellington from 1956 to 1974. He remains Wellington's longest serving mayor.

Sir Frank died in 1979. Lady Kitts stayed on in the house until her own death in 1984. Thereafter Arthur George, who was already occupying 25, took over the whole house. He died in 1997. Since then the house has had a number of occupants.²¹⁶ A garage was built beneath the house in 2017.

27 Shannon Street

This house was built in 1905 for George Hemmingway and his wife Jessie. The architect is not known. The estimated cost of the house was £600.²¹⁷ Little is known about the Hemingways. If they lived in their house, it was not for long.

By 1910, in an arrangement that makes it seem as if the house had been turned into a boarding house, there were three listed occupants – Albert Leggart, George Peake, an accountant, and Elizabeth Forbes, described as a settler. The house still had

²¹³ www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C21225 [retrieved 22 June 2017]

²¹⁴ 00056:531:B39335; 25 Shannon Street, conversion of dwelling to two flats, 06 Mar 1956, WCA

²¹⁵ *Wises New Zealand Post Office Directory*, 1951-78

²¹⁶ 'Habitation Indexes', Wellington Central, 1981-2015

²¹⁷ 6166; Shannon Street [27 Shannon Street], dwelling - 22 Sep 1904, WCA

multiple occupants when Thomas Johnstone, a chemist, and his family, began occupancy in the mid-1910s, ²¹⁸ having already lived at 12 Shannon Street for a period. Johnstone began his business life in Dunedin, moved to Wellington in 1906 and opened his shop on the corner of Willis and Manners Street.²¹⁹ He and his wife Alice had four children before they moved to Wellington. Eventually, the Johnstones were the only occupants of the house. Thomas Johnstone died in 1924 and Alice Johnstone stayed on in the family house until just before her own death in 1941.²²⁰ At some point during the 1920s, the house's front elevation was changed from a quite ornately decorated arrangement of square bay windows with verandahs between (on both floors) to double-height bow windows with casements and fanlights.

The house may have been reinstated as a single dwelling by the Johnstones but it was divided into two flats over the following decades. Two long-standing occupants



27 Shannon Street. (M. Kelly 2016)

were William Merson, a store hand, (27a) and E.B. Watts, a clerk. The former occupied the house for nearly 30 years, until the early 1960s.²²¹ It is not known if they shared their accommodation with families.

In 1990 the house was repiled and a retaining wall built.²²²

This house is largely rectangular in plan although it does have a return on the south elevation that adds some complexity to its arrangement. This would appear to have been designed to make

²¹⁸ *Wises New Zealand Post Office Directory, 1902-1916*

²¹⁹ *New Zealand Times*, 7 September 1907, p.1

²²⁰ *Evening Post*, 17 November 1941, p.1

²²¹ *Wises New Zealand Post Office Directory, 1902-1916*

²²² 00059:378:E19908; 27 Shannon Street, repile, 1990 & 00059:400:E20655; 27 Shannon Street, retaining wall, 1990, WCA

the most of the section, which is very narrow at the front so as to allow no.29 to have legal access to the end of Shannon Street.

As a result, the hipped roof also has a relatively complicated form. The house has an intriguing front elevation. The replacement of the window arrangement – in full – at some point in the 1920s altered the appearance of the house quite dramatically. The bow windows dominate the façade. There is a narrow square oriel window on the north elevation. In most respects the house appears to have changed relatively little. The rusticated weatherboards are all intact and there are no visible additions.

29 Shannon Street

F & W. Ferkins, self-described as ‘builders and financiers’, designed and built this house for H.A. Smith in 1903.²²³ He may be the same H. A. Smith, an electrician and owner of an eponymous electrical supply business, in 1903. He was not in the house for long. The newly married Howard and Alice Reid bought the house about 1905. Alice Reid (née Hennah) was a niece of Premier Richard Seddon and when the couple married at Old St Paul’s in 1905, the Premier was in attendance.²²⁴ It was something of a society wedding. The couple had two children. Together with his brother Walter, Howard Reid was a director of Reid and Reid, who were, among other things, land and wholesale agents, but seem to have been involved in a range of commercial activities.

The Reids sold their property about 1920 to Robert Atkinson, a clerk. He may have been married to Ruby Young (in 1908),²²⁵ but it is not absolutely certain. They had one son. No other information on the Atkinsons is known. Ruby Pemberton occupied the house until from the mid-1940s to the early 1950s.

Catherine Eichelbaum (1926-2017), a cousin of former Chief Justice Thomas Eichelbaum, was not long returned from overseas when she bought the house with money she was left by her mother. The purchase cost £2000.

...people told her she was mad. Cath ignored them, went to carpentry classes, lined the walls and built all the cupboards in the large kitchen/dining area. They are still there today.²²⁶

There were unspecified alterations made by Catherine Eichelbaum in 1955. This may have been when the verandah was replaced and / or the conversion of the basement into accommodation was undertaken. Catherine Eichelbaum was deeply involved in

²²³ 5285; Shannon Street [29 Shannon Street], dwelling - 17 Feb 1903, WCA

²²⁴ *Evening Post*, 12 August 1905, p.15

²²⁵ Registration no. 1908/957, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 22 June 2017]

²²⁶ Goodman, Anne, ‘Cath Kelly, A Woman of Purpose’, <https://payequity.wordpress.com/2017/03/30/cath-kelly-a-woman-of-purpose/> [retrieved 26 June 2017]

the campaign for equal pay in the public service, which was finally enacted in 1960, and later in anti-Vietnam War protests. She married trade unionist Pat Kelly (1929-2004) and 29 Shannon Street became the family home. The Kellys had two children, Max and Helen (1964-2016). The latter went on to become, like her father, one of New Zealand's best known trade unionists, culminating in her election as head of the Combined Trade Unions in 2007. Pat Kelly passed away in 2004. His widow remained in the home. She eventually went into care and the house was taken over by Helen Kelly, her husband Steve Hurring and step-son Dylan. Helen Kelly died in 2106, predeceasing her mother by one year.



Left, F & W Ferkins' plan of the front elevation of 29 Shannon Street, 1903. (5285, WCA. Right, the house in 2016. (M. Kelly)

Originally a single-storey villa, this house appears to have living areas beneath the verandah, so can probably be more accurately described as two-storey. Asymmetrical, and rectangular in plan, the house has a corner bay and another square bay, with a gablet above, separated by a verandah that shelters the main entrance. This verandah was originally much smaller and had elegantly turned timber posts and fretwork. The present verandah has steel posts and a flat roof. A window has been formed in the wall between the corner bay and the main entrance. The weatherboards are rusticated and the roof is corrugated steel. There is a small lean-to at the rear but this was original to the house. With the exception of the extended verandah and some of the windows, the house is not greatly altered externally.

31 Shannon Street

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.²²⁷ 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.'²²⁸ 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.²²⁹ 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 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 contract²³⁰ 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'.²³¹ The matter was held over for a year and, perhaps prompted by the impending suit, the Reynells moved again, this time to Australia.²³² They never returned.²³³

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, 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

²²⁷ 7703; 31 Shannon Street, dwelling - 15 Jul 1907, Wellington City Archives (WCA)

²²⁸ Ibid.

²²⁹ *New Zealand Herald*, 23 November 1887 p.6

²³⁰ *Evening Post*, 23 September 1910, p.2

²³¹ *Evening Post*, 19 May 1911, p.7

²³² 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)

²³³ 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]

in Northern Ireland and educated at Queen's College, from where he graduated a Doctor of Laws after an outstanding academic career.



William Anderson in the early 1900s.
(*Cyclopedia of New Zealand*)

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.²³⁴ 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.²³⁵ May Anderson inherited the house and remained an occupant until 1936, when she sold it to Alfred Collins, a banker.

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.²³⁶ 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.

²³⁴ Cyclopedia Company Limited 1903, *The Cyclopedia of New Zealand [Canterbury Provincial District]*, Cyclopedia Company, Limited, Wellington pp.172-173

²³⁵ *The Cyclopedia of New Zealand [Canterbury Provincial District]*, pp.173

²³⁶ Auckland War Memorial Museum On-line Cenotaph – Alfred Keith Collins, www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C22358 [retrieved 12 February 2017]

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 \$120,000.²³⁷ An amendment in 2001 saw steel posts and beams and a glass block wall all replaced in timber.²³⁸

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



31 Shannon Street. (M. Kelly 2017)

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

²³⁷ 60832; 31 Shannon Street, dwelling additions and alterations – 2000, WCA

²³⁸ 74193; 31 Shannon Street, residential alteration – 2001, WCA

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.

Vogel Street

1 Vogel Street

This house was built for John Walsh in 1884, the year that rates were first paid on the house. Charles Brodie was paying rates on the house very shortly afterwards, so it is also possible that it was built for him.²³⁹ John Welch or Welsh was listed in street directories as living in Hawker Street at this time.²⁴⁰ Brodie was the owner for the first three years before he sold it to Walter King, who also paid rates on 5 Vogel Street. King also features in street directories in the early 1890s.²⁴¹

In 1895, the first known change came when the owner, Mr Palmer, enlarged the cottage on its south side and built a new hipped roof to cover over the addition.²⁴² Previously a lean-to was wrapped around the south-east corner. This left the house asymmetrical on its main elevation, with the main entrance to the left of the middle of that façade. The work was attributed to 'Mr Crichton',²⁴³ presumably architect William Crichton, whose most productive partnership was with James McKay, in the early 20th century.

The aforementioned Mr Palmer was almost certainly William Palmer, who owned the house for a number of decades, but did not live in it initially. The first occupant identified with certainty was Fred Summers, a bootmaker, in 1913.²⁴⁴ Palmer was living in the house by 1916,²⁴⁵ together with his wife Thirza (née Knight) who he married in 1883 and their daughter, also Thirza. In fact, the Palmers had two daughters called Thirza (one only survived four days).²⁴⁶ Thirza Palmer (mother) died in 1918.

²³⁹ Wellington City Council Te Aro Ward, Rate Book 1884-85, WCA

²⁴⁰ *Wises New Zealand Post Office Directory*, 1881-1894

²⁴¹ *Ibid.*

²⁴² 1049; Vogel Street [1 Vogel Street], addition to dwelling - 04 Feb 1895, WCA

²⁴³ *Ibid.*

²⁴⁴ *Wises New Zealand Post Office Directory*, 1913

²⁴⁵ *New Zealand Times*, 2 September 1916, p.2

²⁴⁶ Registration no. 1884/2579, Births, Deaths and Marriages on-line, <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 26 June 2017]

In the 1920s, the Palmers added a verandah to the front of the house, which was enclosed on the south side, possibly from the time of its construction. At the same time, a row of windows (casement and fanlight) were added to the south elevation, partly to replace existing double-hung sash windows.²⁴⁷ The additions were clad in rusticated weatherboarding to match the existing. William Palmer died in 1927,²⁴⁸ and his daughter inherited the house and remained living there for the next 43 years until her own death in 1970.



7 McIntyre Avenue. (M. Kelly 2016)

Thereafter, linking ownership to occupation is difficult to ascertain with any confidence. The house was repiled in 1981 by lawyer and later basketball administrator Justin Toebes.²⁴⁹ Over the ensuing period there has not been consistent occupancy by any one person. The present owner is Geraldine Tatham.

The house is a mostly single storey dwelling with partly enclosed front verandah that extends around the north side. There are rusticated weatherboards and a series of casement windows on at least three of the elevations. The roof is hipped and clad with corrugated steel. The house has a driveway running in front of the main elevation.

5 Vogel Street

This house was built in 1889. The land the house sits on was owned by Charles Roberts,²⁵⁰ partner in the Clyde Quay boat building firm of Paul and Roberts, but he was paying rates on land and dwellings in Town Acre 400, not 399, where this house is located. In January 1889 Charles Roberts asked the Wellington City Council to extend drainage up Vogel Street to 'two cottages in course of erection'.²⁵¹ Rate books appear to show that Walter King (also the owner of 1 Vogel Street for a short period)

²⁴⁷ See image 1-2-130243-F, 1920s, ATL

²⁴⁸ *Evening Post*, 24 November 1927, p.1

²⁴⁹ 00058:0:C62228, 1 Vogel Street, partial repile, 13 Jun 1983, ATL

²⁵⁰ CT WN32/177, LINZ

²⁵¹ 00233:22:19889/155, 5 Vogel St, 1889, WCA

was paying rates for this property and dwelling.²⁵² (Another possibility is that the rate books were wrongly identifying town acres.)

Interestingly, this house was built as a semi-detached structure and clearly intended to be let, in part at least. Identifying early occupants is not straightforward as street directories don't include street numbers. Charles Roberts is listed as an occupant of Vogel Street in 1895 and again in 1902. Charles Trott was an occupant thereafter, and by 1916, the house was listed in two parts – 5 and 5a, with Gertrude Knight in 5 and Charles Trott in 5a.²⁵³ Roberts died in 1913 and by 1917 the house was, in part, owned by the McKeegan family, who retained their interest in the house for the next 50 years.

Sidney Murray, a marine engineer, took over no.5 during the 1920s (he also held a mortgage over the house), while there was a regular turnover of tenants in no.5a. Then Kathleen Green took over no.5 and William Budd a journalist, occupied 5a. They were remarkably long-standing tenants. William Budd last until 1950 and Kathleen Green did not leave until after 1962.²⁵⁴ Until the 1960s, no-one listed as an owner on the relevant certificate of title, with the possible exception of Charles Robert, lived at the address. It was clearly regarded as an investment property.

In 1963, Hugh Bell, an RNZAF officer, and his wife Catherine bought the house. They also occupied the house, although not necessarily in the same half. Hugh Bell's share of the house was passed to Catherine Bell in 1968 and she remained the owner and occupant of no.5 until 1977, when she sold it to Diana Sinclair.²⁵⁵ During her tenure, there was an adjustment to the northern boundary and land was acquired from no.8 Doctors Common, presumably to address an historical anomaly about the occupation of the respective properties. The house has remained mostly tenanted ever since.

No original or later plans of the house have been located and there are no records of changes to the house. It has clearly undergone some early external changes; an extension to the end of the verandah of no.5 (in place by 1907) and a casement/fanlight window added to the west elevation of 5a are examples of that. It is assumed the house has been upgraded internally too.

Long and narrow, this house itself is a semi-detached dwelling built across the slope of Town Acre 399. There is a verandah on the ground floor across both elevations, with lean-tos on either end. The main roof is pitched and clad in corrugated iron. The building was originally symmetrical; a pitched roof extension to the south end – facing west – means that's no longer so. There are six double-hung segmental arched

²⁵² Wellington City Council Te Aro Ward, Rate Book 1889-90, WCA

²⁵³ *Wises New Zealand Post Office Directory*, 1895-1916

²⁵⁴ *Ibid.* 1916-1967

²⁵⁵ CT WN101/273, LINZ

sash windows on the upper floor and more on the ground floor, along with the lone casement and fanlight arrangement and the two entrances, both of which have segmental arched mouldings above. These add much to the house's distinctive appearance.



5 Vogel Street, front (west) elevation, left, and south elevation, right. (M. Kelly 2016/2017)

7/7a Vogel Street

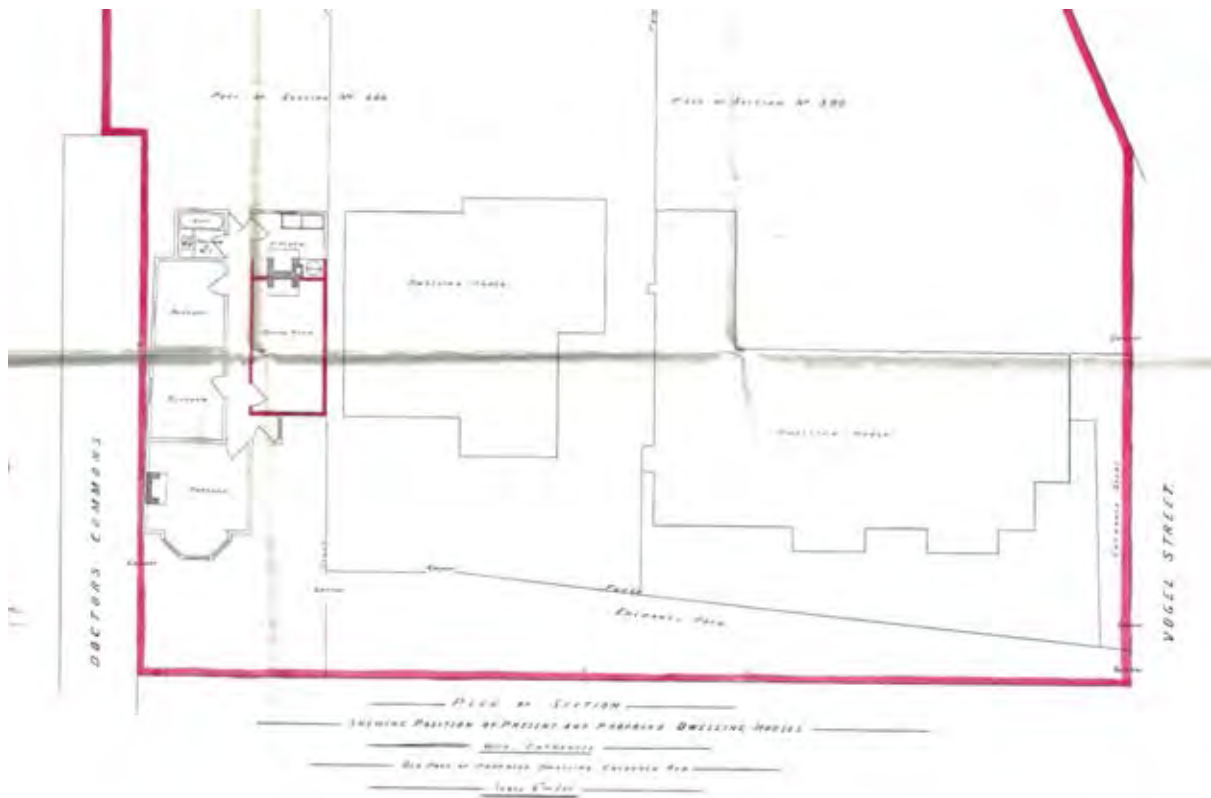
The evolution of this house is a complicated and confusing one. There are two distinct houses (7 and 7a), but they appear to be part of what was once a single dwelling. Even more confusingly, the houses sit on Town Acre 400 and close to Doctors Common but their address is Vogel Street.

This house was built on Town Acre 400 about 1878. The house is not pictured in an image taken in 1877 but by 1878 there were six houses on Town Acre 400²⁵⁶ and this was one of them. However, it is difficult to identify the original owner. It may have been Charles Roberts, who also owned the land that 5 Vogel Street was built on a decade later.

The appearance of the house in an 1882 image shows a house not dissimilar to that visible today, with the exception of the physical separation in the middle and addition of the north gable and an extension to the middle portion on the west side of the house. Just when the separation took place is not clear – it wasn't there in 1892 – but in 1896, the owner, Union Steam Ship company repair superintendent John Daniel, built an extension to the north side of the house and the plan prepared shows that a fence separated the two parts of the house. Daniel kept an existing dining room and added two bedrooms, a parlour, kitchen and ablutions area.²⁵⁷ Daniel did not live at no.7 consistently.

²⁵⁶ Wellington City Council Te Aro Ward, Rate Book 1878-79, WCA

²⁵⁷ 1476; Doctors Common [7 Doctors Common], dwelling - 30 Jan 1896, WCA



Above, John Daniel's plan from 1896 showing the additions to no.7, with the footprints of 7a and 9 Vogel Street also shown. (2532, WCA)

Left, 7 and 7a, middle, with the distinctive split, 1910. (1-1-022832-G, ATL)

The first recorded occupant of the house was Ralph Millman, a joiner, in 1913. The division in the house is first identified in street directories later that decade, with 7 to the north and 7a to the south. Charles Devery, a carpenter, was an occupant of 7a for some period, but by and large the turnover of occupants was frequent. By 1924 Daniel was back living at no.7²⁵⁸ but, by then an old man, he died that year.²⁵⁹ In 1929, when the property was sold, it was described as following:

²⁵⁸ *Wises New Zealand Post Office Directory, 1895-1924*

²⁵⁹ *Evening Post, 17 July 1924, p.1*

Erected thereon are two 1 dwelling houses, containing four rooms and a bathroom, and four rooms, kitchen-washhouse and bathroom respectively, being Nos. 7a and 7, Vogel Street Wellington.²⁶⁰

Clyde Preston, a driver (7a), and Alfred Coddle, a presser (7), lived there (presumably with their families) during the 1940s and 50s. They were followed by the Ringiaos – Totu and Nooroa and their families – who occupied both houses. The Ringiaos may have been of Cook Island extraction. During their tenure, there were extensions to 7a.²⁶¹ The families had largely left by 1990, but Sharon Ringiao was still living in no.7.

In the period since, the houses appear to have been let, although they remain in one title.



No.7, left, with 7A, right. (M. Kelly, 2016)

From above, the houses appear to be one dwelling sliced in two. The pitch of the roof and the footprint match identically. This equivalence is not as obvious on the ground, with fences and extensions making it difficult to view the houses properly and understand their evolution.

The houses have matching spines – a gable running east-west abutted by another running north-south. Around these are various additions, low pitched extensions on both the east and west sides of both houses, plus a smaller pitched roof addition to the south-east corner of 7a. The houses have corrugated iron clad roofs and rusticated weatherboards. The windows are a mixture of various periods, from double-hung sashes to single lights.

9 Vogel Street

²⁶⁰ *Evening Post*, 4 June 1929, p.16

²⁶¹ 00058:496:C21382, Unit A, 7/7A Vogel Street, dwelling alterations, 06 Mar 1967, WCA

This house was built between 1889 and 1891; it does not feature in an image taken in 1888 but it is shown on the 1892 Ward Map.²⁶² The identity of the original owner is not clear from rate books but, by 1896, the owner was John Daniel. That year he made changes to no.7 Vogel Street, which he also owned.²⁶³ He is listed as living in Vogel Street, but in which house is not certain.

The first occupant identified with certainty was Margaret Beaumont, in 1916. A year earlier, two rooms in the house were advertised for let, so the house almost certainly had multiple occupants by this time. Margaret Beaumont, whose son died of pneumonia while on active service during World War I,²⁶⁴ was the owner and occupant of the house for the next two decades. She appears to have run some sort of boarding house and the house was irregularly advertised as such. The house contents were sold in 1939.²⁶⁵



5 Vogel Street. (M. Kelly 2016)

Joseph Hunter, a foundry employee, occupied the house during the 1940s and 50s and he was followed by Edward Hall, a storekeeper, and his wife Nola. They were still living in the house in the early 1980s.²⁶⁶ At some point the entrance porch on the south side of the house was significantly modified and the upstairs windows replaced.

In or about 1987 the house was bought by Housing New Zealand for use as

community housing. In 1995, architects Bulleymont Fortune designed a fire systems upgrade of the first floor interior and a separate fire escape at the rear.²⁶⁷ The house has been let for the past three decades.

A large rectangular dwelling, this house occupies much the same footprint it always has although its appearance has been altered over time. The house has an asymmetrical main (west) façade, with two square bays on the ground floor and a

²⁶² See 1-2-004074-G, 1888, ATL and Ward Map Sheet 052 [P32], WCA

²⁶³ 1476; Doctors Common [7 Doctors Common], dwelling - 30 Jan 1896, WCA

²⁶⁴ *Dominion*, 28 January 1916, p.6

²⁶⁵ *Evening Post*, 16 September 1939, p.24

²⁶⁶ 'Habitation Indexes', Wellington Central, 1981

²⁶⁷ 14855; 9 Vogel Street, dwelling additions and alterations – 1995, WCA

row of windows on the upper floor (once double-hung sashes, now mostly single panes with fanlights on the left). There are the remains of a first floor verandah on this elevation. The roof is hipped with corrugated iron cladding. The cladding is rusticated weatherboards. At the rear is a lean-to, which is original. Attached to this is a fire escape to this floor.

11 Vogel Street

This house was built between 1903 and 1907; images from those years show no house on site until the latter date.²⁶⁸ The first definite occupant was James Cross, who was living in the house in 1913. The following year a fire in the house (described as single-storey in the article) caused considerable damage. The owner was named as a Mr Ray of Mangatainoka.²⁶⁹ Cross was replaced by 1920 by Ralph Millman, a joiner, who had been living in 7 Vogel Street.

A regular series of occupants followed: Herbert Somers, a bookmaker in the 1920s, Fred Cresswell, a driver, in the 1930s and early 1940s, and J.W. Hazlewood, a grocer in the 1950s and 60s.²⁷⁰ It is presumed that these men were mostly accompanied by families. During this period the house was owned by Martin Friedlander, who lived at Oriental Terrace and converted the house into two flats in 1955.²⁷¹ This required splitting the top floor into two halves as there was little room on the ground floor.

In the 1990s, owner Gloria Young, who also lived in the house for a number of years,²⁷² made further unspecified alterations. The house is presently rented out.

The house, which sits high up on the hillside and is very difficult to see from any vantage point because of mature vegetation, has clearly been much altered. Rectangular in plan and two-storeys high on its south side, the house is oriented to Vogel Street rather than Te Aro, although its longer façade is on that side. It has a pitched roof and a gable extending forward on the east side of its main façade. This also houses the ground floor main entrance. To the immediate west of that is an infilled verandah. The visible windows have all been replaced and the cladding has been overlaid or replaced. There are lean-tos to the rear, the largest of which was original.

²⁶⁸ See 1-2-001212-G and 1/1-011944-G, both ATL

²⁶⁹ *Dominion*, 16 March 1914, p.5

²⁷⁰ *Wises New Zealand Post Office Directory*, 1920-1967

²⁷¹ B38694; 11 Vogel Street, conversion of dwelling to two flats - 20 Oct 1955, WCA

²⁷² 'Habitation Indexes', Wellington Central, 1981-2015



Left, 11 Vogel Street (top) in c1910 (1-1-022832-G, ATL) and right, the partly obscured house in 2017. (M. Kelly)

4 Assessment of heritage significance

Cultural heritage values

Aesthetic value

Does the area have architectural or artistic value because it embodies distinctive characteristics that may include design, style, type, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

Doctors Common Heritage Area contains a range of housing – predominantly 19th century in origin – that shows a variety of sizes, building styles and techniques that were largely typical of their day. The vast majority of the houses are timber built with corrugated iron or steel roofs. Of particular note are the earliest houses, which show more particular or quirky characteristics that come from the period before a greater homogenisation of house design and building.

Does the area 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 area plays a particular contribution to Wellington in two ways – as part of a picturesque backdrop to the inner harbour and Te Aro, and in its collection of houses built along narrow steps and paths (all in a relatively small area). There is no other comparable area in Wellington.

Does the area convey a sense of cohesiveness through characteristics that may include age, history, design, style, scale, materials, setting, craftsmanship, or use?

The houses in the area were built between the 1870s and early 1900s and the majority were built in the last two decades of the 19th century. This, plus the overwhelming use of the construction materials of timber and iron, give the area an obvious coherence. Within the area, there are pockets of consistency, particularly the eight houses of McIntyre Avenue, notwithstanding the changes made to many of the dwellings, and the houses of 1-3 Kennedy Street and 10-12 Shannon Street and 54-60 Hawker Street, which were variations on the same design.

Historic value

Does the area contain parts or places associated with an important person, group, or organisation?

The houses of Doctors Common Heritage Area have been owned or occupied by a number of people of note. These include: Journalist and writer Pat Lawlor, Wellington's longest serving Mayor, Frank Kitts, writer and columnist Rosemary McLeod, education administrator William Anderson, activist Catherine Kelly, her husband trade unionist Pat Kelly, their daughter, unionist and advocate Helen Kelly, and Jane Wrightson, chief executive of New Zealand on Air.

Does the area contain parts or places associated with important historic events, themes, patterns, phases, or activities?

Scientific value:

Does the area have archaeological value for its ability to provide scientific information about past human activity?

The early European occupation and on-going use of this area and its high heritage value means that has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century living.

Does the area have educational value for what it can demonstrate about aspects of the past?

The houses in this area, and their internal arrangements, may be able to convey something about the way people lived their lives in the late 19th and early 20th centuries.

Does the area have technological value because it embodies a collection of elements of design, detail, materials, or craftsmanship that represent significant construction or architectural achievement or innovation?

The area has some technological value because it demonstrates a range of construction methods used in the construction of a variety of timber houses during the late 19th and early centuries. Of particular interest are the earliest houses, some of which contain unusual designs and detailing that are worthy of closer examination. Overall, the area is an example of the practical and unhindered approach that

builders in Wellington took to overcoming the challenges of building houses in steep and relatively inaccessible places.

Social value:

Does the area represent a focus of high public esteem?

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

Does the area represent a focus of community, regional, or national identity?

Does the area contribute to sense of place or continuity?

Does the area represent a focus of community sentiment and connection?

2 *Level of cultural heritage significance*

Rare

Is the area rare, unique, unusual, seminal, influential, or outstanding?

The area has no parallel in Wellington in at least one regard, the concentration of narrow steps and paths and associated housing. Houses built a long way from a roads accessible by vehicles are common in Wellington, but not on this scale in a relatively confined area. Some of the houses in the area date from the 1870s, old by Mt Victoria standards, so have some rarity value for that.

Representative

Is the area a good example of the class it represents?

Authentic

Does the area 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 area presents varying degrees of integrity and every house demonstrates some sort of modification. Nevertheless, particular parts retain substantial authenticity in their built form or have had changes made relatively early in their history e.g. parts of Vogel Street, Hawker Street, Shannon Street and Kennedy Street.

Local/Regional/National/International

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

Local. This area demonstrates a combination of 19th century domestic architecture built on steep terrain, the outcome of which is a most unusual and distinctive urban landscape.

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Elizabeth Street Heritage Area

Mt Victoria



June 2017

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1 Executive summary (or brief statement of significance)

Elizabeth Street Heritage Area comprises two blocks of this street that runs east-west in the centre of the suburb. It is made up of a concentration of – mainly – 19th century workers' dwellings in a relatively authentic state.

Elizabeth Street runs from the Town Belt to Te Aro. It is comprised of three blocks, two of which form this proposed heritage area – the top and middle blocks. The top block is largely flat and runs from the edge of the Town Belt to Austin Street. The second block falls steeply from Austin Street, and then flattens out before it reaches Brougham Street. The street exemplifies many aspects of the suburb's built history, including workers' cottages, speculative housing and gentrification.

Elizabeth Street runs across Town Acres 335, 336, 344, 345, 360 and 361, all of which were granted to George Moore by the Crown in 1853. He sold 335, 336, 344 and 345 to Walter and Barbara Hutchison in 1859; Town Acres 360 and 361 were sold after Moore's death in the early 1870s. In 1875, the middle section of the street between Brougham and Austin Streets was formed, and then filled in with houses over the following 25 years. Building in the section from Austin Street to the Town Belt took place from the 1890s to the 1910s.

Today, it is these houses, built mainly in the last quarter of the 19th century, that dominate the streetscape. Despite the many changes that have taken place, the area is still characterised by small houses and cottages built tightly together on a narrow street. This character is augmented by attractive street verges, fences and trees. Many of the houses were built off standard plans and were once identical to their neighbours, although later alterations have changed this somewhat. The street and its contents stand as an important contrast to the larger homes and generous sections on Mt Victoria's main thoroughfares.

Elizabeth Street provides a largely intact remnant of late 19th century Wellington, including a fine and varied collection of workers' dwellings. It demonstrates the kinds of houses that the city's working classes lived in and how they changed those dwellings to suit their needs and tastes over the ensuing century or more.

2 Description of area

2.1 Area – contents and boundaries

Elizabeth Street from Brougham Street up to the town belt, encompassing houses on Town Acres 335, 336, 344, 345, 360 and 361 and including 61-81, 85, 89-107, 111, 123-139, 50-52, 56-104, 118-134, 138-140 Elizabeth Street; 35-37 Austin Street.

2.2 Other features

None.

2.3 Archaeology

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.

2.4 Setting

Elizabeth Street is a narrow side road in Mt Victoria that climbs, in three blocks, from Kent Terrace to the edge of the Town Belt. The area covered by this report does not include the section between Kent Terrace and Brougham Street. The first section partly occupies (with Queen Street) a shallow gully between two ridges, before climbing steeply to meet Austin Street. Unlike Queen Street, Elizabeth Street continues on past Austin Street.

Its aspect and narrowness means that the block between Brougham and Austin Streets is generally intimate and somewhat enclosed in places. This setting is enhanced by the presence of trees planted in sections or in roadside verges. The upper section is somewhat more open, particularly at its eastern end, although this is tempered by the elevated houses on the north side of the street. This part of the street has the backdrop of the Town Belt, and this, combined with its flatness, gives the eastern end of Elizabeth Street a conclusion like no other in Mt Victoria.

2.5 Streetscape, structures and features

The two blocks of Elizabeth Street are lined with small houses (mostly 19th century in origin) on small sections. The relatively narrow street width and the mixture of single and two-storey timber houses, most of which are of a modest size, give the street an intimate scale along most of its length. This is enhanced by the occasional house that sits on a back section, possibly a legacy of a period before the street was even properly formed.

A characteristic of both blocks are the many houses that are no more than one room wide. Most have main entrances on the side and often include a bay window on the front elevation. These houses are also linked by their common origins – speculative builds that used standard plans with the same footprint and sometimes exactly the

same design. This is particularly evident in the eastern block. Subsequent changes have undermined the homogeneity of these cottages to some extent so their links are less obvious than they might have once appeared.

Although single storey houses are more common, they predominate at the eastern end. Nevertheless, the character of the area is strongly influenced by the row of single-storey houses that sit on a platform above the street on its northern side. The topography of the area influences the nature of the streetscape in other ways; few houses have views (most address the street anyway) and the lower block is shaded from the east in winter by the ridges of Mt Victoria.

While most of the houses are modest in size and decorative embellishment, some of the houses have special features of note. No.62, and the group of 68-72, all have elaborate Classical detailing, while 35 Austin Street is a remarkably complete conversion of a Victorian villa to a bungalow. Many of the cottages feature little decorative flourishes (bay windows, dentils, mouldings and the like) that lift them above the ordinary.

2.6 Area plan



3 Historic context

3.1 History of area

The middle section of Elizabeth Street – between Brougham and Austin streets – runs between Town Acres 335 and 336 and Town Acres 344 and 345. It was officially formed in 1875.

Barbara Cochran, along with her first husband Walter Hutchinson, had purchased Town Acres 335, 336, 344 and 345 from George Moore in 1853¹ and grazed some cows. In 1874, Barbara Cochran began selling sections on Town Acres 335 and 336. By 1875, there were two houses on the newly-formed street. The following year Elizabeth Street had 16 houses on the rate books; the street filled in during the next two decades.



This c.1878 image shows the middle portion of Elizabeth Street, slightly obscured but already filling with houses, running from right to left near the middle of this image. Queen Street (with its unfinished houses facing the camera) and beyond that Pirie Street. (PA1-o-041-1, Bloch Pt 1 of 5 panorama, Alexander Turnbull Library)

By 1884, when the Burton Brothers photographed this area, this section of Elizabeth Street had many houses, both close to the street and further back.² Some of the houses may have predated the formation of the street. By 1892, the Wellington City Council's 'Ward Map' shows this block was tightly packed with cottages and villas.

By this time there were still only houses from Austin Street to the Town Belt, and they were on either side of the Austin Street intersection. This section would not be filled in until landowners Charles Lamberg and the building firm of Howie and Matthews began constructing speculative housing in the late 1890s and early 1900s.

¹ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354 Record No.: 1 Part 1, Town Acres 335, 336, 337, 360 & 361, Archives New Zealand

² BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, Alexander Turnbull Library



Elizabeth Street (closest to the camera) running from right to left, 1884. The street is mostly but not entirely full and much more . (BB-2235-1-1-G, Alexander Turnbull Library)

Elizabeth Street is an interesting mix of owner-occupier, rental and speculative houses, although the section from Brougham Street to Austin Street was more of a mix of the first two. East of Austin Street, the houses are predominately speculative builds, as three quarters were built by people looking to sell them straight away or soon after their construction.

Another striking feature of the street is the number of homes built by and for carpenters or builders – 58% of houses. While a number of these were the work of speculative builders, there were several carpenters who built and then lived in Elizabeth Street, such as Edward Morris, John Boyd, George Boarer, Henry Smith, William Bennett, and George Furby. This appears to be a particularly large concentration of carpenters in one street.

As the number of carpenters demonstrates, the street can largely be characterised as working class for much of its history. There were (and are) people who owned and lived in their own homes in Elizabeth Street, but a similar or perhaps greater number of houses were tenanted during most of the street's history, shown by a high turnover of occupants, frequent advertisements of houses to let, and notifications to landlords of sub-standard living conditions. At least nine of the houses on Elizabeth Street had a condition report conducted by the council and the owners of the

building told to rectify or sometimes to demolish the house. These nine reports are spread out from 1919 to 1988.

Many of the houses offered rooms for rent or board from 1890s through to the 1940s. From the evidence in the newspapers, this appears to have been a way for a variety of residents, from boarding house owners to private families, to make a little extra money.

Mt Victoria has long been home to new arrivals from overseas. Many nationalities have lived in Elizabeth Street including Danes, Germans, Russians, Greeks, and Vietnamese, as well as the ubiquitous Britons.

In the 1980s, like many other inner-city New Zealand suburbs, Mt Victoria began to gentrify and Elizabeth Street was not exempted from this transformation. Houses that had been rented for decades began to be lived in by their owners. Along with this shift in occupation, houses began to be renovated and modernised by their owners. As a result of this, the appearance of the street has changed (although not uniformly) and it has mainly shed its working class origins.

3.2 History / description of structures



50 Elizabeth Street

50 Elizabeth Street is a basic, two-storey lean-to with no windows on its street-facing side. It is possibly old – a house with a similar footprint is on the 1892 Ward Map, but this could be a coincidence.

52 Elizabeth Street

This section was previously occupied by Alexander Veitch's house 'Lyne Cottage' and then a dairy or stables. The buildings were removed and the section was turned into a reserve in the 1980s and currently houses a playground.

54 Elizabeth Street

Standing to the rear of 56 Elizabeth Street, this house was originally a small cottage built in the 1880s. In 1895, an additional room with a bay window was added to the right of the cottage, creating an unusual amalgam of structures.³



The house was owned by Mrs Charlotte Treadwell (also known as Charlotta Dawson) for many years. At some point, Treadwell also owned 56 and 58 Elizabeth Street. 54 Elizabeth Street was a rental during the 1910s, with Mrs Treadwell taking at least three tenants to court for lost rent and/or damages.⁴

This house is often not listed in the Wise's Directory, but it does appear to have been a single-family home for the Griffiths for at least 15 years in the 1930s and 1940s. The

³ 1264, Elizabeth Street, additions – 30 July 1895, WCA

⁴ *Dominion*, 5 July 1912, p. 9; *Dominion*, 23 August 1916, p. 9; *Evening Post*, 30 April 1919, p. 6

Habitation Index since 1981 shows a regular turnover of people, indicating it is now a rental. The house is only slightly visible from the street, but its features fit well in the general streetscape.



56 Elizabeth Street

56 Elizabeth Street was probably built around 1879 by Edward Morris, a carpenter. It does not feature in an 1878 photo of the street,⁵ but Morris began paying rates on a dwelling around that time.

Although no building permits exist before 1941, it is obvious from the appearance of the building that it has had many alternations. The original

building appears to be the cottage with the roof-line running parallel to the street; an addition of a similar size was added to the rear and then a further lean-to. The bay window and verandah on the front also appear to be an addition.

Charlotte Treadwell lived in and possibly owned this house and those at 54 and 58 at some point in their history. In 1896, the electoral roll lists Charlotte, a widow, at this address, as well as Laura and Clara Treadwell, school teachers and presumably daughters. By 1900, it is only Charlotte and her adult son Arthur Treadwell who are listed; they remained in the house until about 1910, when they moved to Shannon Street.

Charlotte was a minor landlord and slightly litigious – she attempted to claim damages of £650 against the neighbouring dairy company in 1913 for the constant noise⁶ and also took several tenants to court for damages and lost rent.⁷

In 1941, the garage was added to the section and at another point the front yard was concreted over. These changes detract from the appearance of the house, which is in good condition, but lacking the appropriate curtilage.

In 1970, a permit was issued to convert the building into two flats. From the turnover of names on the street directories and habitation indexes, it would appear this house has been and continues to be tenanted.

⁵ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

⁶ *Evening Post*, 11 September 1913, p. 1

⁷ *Dominion*, 5 July 1912, p. 9; *Dominion*, 23 August 1916, p. 9; *Evening Post*, 30 April 1919, p. 6



58 Elizabeth Street

This house was built sometime before 1878, as it features in a photo of the street from that year,⁸ establishing exactly when is difficult as the owner, Edward Morris, was paying the rates on three houses in the vicinity.

58 Elizabeth Street was advertised to let as a furnished house with a piano consistently from 1909 to 1915. Throughout this time, it appears to have a myriad of renters and a couple of exciting events. In 1913, a

fire broke out and destroyed the contents of one room.⁹ Then in 1915, nine people at the premises were arrested on various charges, including keeping a brothel and consorting with prostitutes. The charges came about through complaints about the conduct of the premises.¹⁰

In 1916 and 1917, the house was only advertised twice, implying that the tenancy was more settled. A permit for a garage was issued in 1920. Being at the rear of the house, the new structure doesn't impact upon the streetscape.

The house suffered another fire in 1970¹¹ and the kitchen and porch were altered in 1982.¹²

At some point, the windows at the front of the house have been altered, but there is no corresponding permit. The windows on the first floor appear to be in the original location (when compared to an 1884 photo of the house), but the sashes have been replaced with casements. A bowed window has been added to the ground floor frontage, also with casement windows. These changes are small however.

The house is a two-storey villa with a bowed window at the front. The front door to the left of the window is recessed. The concrete drive down the right of the house is a distraction, but the white picket fence blends in well with the streetscape.

⁸ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

⁹ *Evening Post*, 2 December 1913, p. 6

¹⁰ *Dominion*, 20 November 1915, p. 3

¹¹ C31380, 58 Elizabeth Street, reinstate dwelling – fire – 15 Jul 1970, WCA

¹² C58346, 58 Elizabeth Street, kitchen alterations and porch area – 17 February 1982, WCA

60 Elizabeth Street

From the evidence in the rate books, it appears George Boarer built 60 Elizabeth Street in 1880-81. A newspaper advertisement indicates he was living on the street in 1878, possibly at a different address.¹³ Boarer, a carpenter,¹⁴ and his wife may have arrived in New Zealand in 1874.¹⁵



In 1884, the rates were passed on to Mrs Henry Smith and a photo shows the house as a single storey cottage with a simple fence.

There was a certain stability of occupancy from 1900 to the 1960s. Walter Baker, Colin Campbell, and Walter Quinlan all occupied the house for at least six years each.

In 1981, the property was purchased by the Mt Victoria Housing Trust (later the Wellington Housing Trust), with the aim of providing affordable housing in inner city areas. By this time, the cottage needed 'substantial remedial work'. The renovation used a lot of second-hand joinery and

materials, in a (possibly misguided) effort to save money.¹⁶ In February 1983, a Samoan family – two parents and four children – moved into Elizabeth Street and became the Trust's first tenants.¹⁷

A photo taken during the renovations shows the cottage without its current square bay window; presumably, this was added during the 1980s renovations.¹⁸

By the mid-1990s, gentrification had driven prices up so high the Trust decided to start selling their Mt Victoria properties and invest in more affordable suburbs. 60 Elizabeth Street was the first to be sold.¹⁹

¹³ *Evening Post*, 20 August 1878, p. 3

¹⁴ Ancestry.com. New Zealand, Electoral Rolls, 1853-1981 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010

¹⁵ *Evening Post*, 21 July 1887, p. 3

¹⁶ Ben Schrader, *More than a Landlord – a Short History of Wellington Housing Trust* (Wellington: Wellington Housing Trust, 2006), p. 18

¹⁷ Schrader, *More than a Landlord*, p 21

¹⁸ Schrader, *More than a Landlord*, p 21

Today the house appears as a cottage with a box bay addition. The roof has been extended to cover the front door and the gable end has been covered with shingles. A white picket fence and attractive garden add to the cottage look.

62 Elizabeth Street



62 Elizabeth Street was built around 1880-81 by George Boarer, a carpenter who also built 60 Elizabeth Street. It has a simple but elegant main elevation. The ground floor has a door and sun hood on the left and a tripartite window on the right, consisting of three double-hung sashes, two slender windows flanking an arched sash. Above this is an arched double-hung sash window capped by a pediment. The whole is topped by a decorative bargeboard.

Around 1886, the house passed to Peter and Julia Somers. After the former's death in 1888, it appears his widow operated the house as a boarding house.²⁰ Following the Somers in 1907, the Illingworths lived

in the house for the next three decades. Several more long-term residents appear, namely C Parbhee (more than ten years) and Judith McCallum (more than 15 years), indicating the house is owner-occupied and has been for much of its history.

64 & 66 Elizabeth Street

64 and 66 Elizabeth Street were constructed in 1894 by Alexander Rizzi. Rizzi was a plumber with extensive land holdings, having advertised many times that he had houses to let, mostly in Queen Street.

In 1901, as he was 'determined to leave the country', Rizzi offered up his substantial holdings for sale, including the freehold land in Elizabeth Street, being 'land 32ft x 12 ft, 2 houses 5 and 6 rooms, will return a handsome rate of interest, rents 16s, 15s

¹⁹ Schrader, *More than a Landlord*, p 40

²⁰ It is described in *Wise's Street Directory* as a boarding house.



6d'.²¹ Two months later, however, Rizzi was bankrupt.²² By the end of 1901, he was again advertising houses to rent.

The original plans show rather simple houses – two rooms downstairs and three upstairs with bays at the front. It appears that 66 Elizabeth Street has had its bay window removed; on 64 the decoration and sashes of the bay matches the top window, implying they were installed at the same time. No. 66, however, has had its front windows replaced, with timber casement windows on the top floor and a mix of wood and aluminium on the bottom. No. 64 is clearly the more faithful to the original build. It is likely to be owner-occupied, while 66 Elizabeth is current three flats.

Throughout the houses' early history, there are indications the occupants were not well-off; there were frequent advertisements of rooms to let for both houses and also a few requests for work.²³

By 1919, 64 Elizabeth Street was in a considerable state of disrepair. The council advised the owner that the following must be seen to:

1. Overhaul and repair roof
- 2 Remove all decayed timber and replace with sound material
- 3 Repair or renew all defective spouting and downpipes

²¹ *Evening Post*, 10 April 1901, p. 8

²² *Evening Post*, 15 June 1901, p. 3

²³ *Dominion*, 30 September 1910, p. 2; *Evening Post*, 7 December 1910, p. 1; *Dominion*, 9 April 1913, p. 1; *Evening Post*, 9 June 1914, p. 1

4 Lay a concrete floor in the scullery

5 Pull down and re-erect the W.C and bath-room.

The work was slow to be done; it wasn't completed until 1921.²⁴

Again, in 1925, the owner was ordered to remedy a range of structural problems. From the documentation, it appears not all of the problems were fixed.²⁵

In 1966, the two houses may still have had a single owner, as one person applied for a drainage permit for both houses. Since this time, however, the houses have taken different paths.

In 2005, extensive work was carried out on 64, including new pavers, retaining wall, and timber pergola, renovation of the kitchen, dining and toilet, and new bathroom built on top floor. This may indicate that the house (perhaps for the first time in its life) was owner-occupied.²⁶ No. 66 remains rented.

68, 70 & 72 Elizabeth Street

68, 70 and 72 Elizabeth Street are three well-preserved late 19th century bay villas. Two storeys high, they are narrow with the entrance down the side of the house. Ornamentation adorns the barge boards, window frames and top of the bays. Pretty gardens with white picket fences add to the streetscape. The only detractions are the bright blue awning that hangs between 70 and 72 and the black bay cover above the window on 68.

These three houses are listed on the Wellington Council District Plan:

...Three impressive 19th century villas in a row, each in beautiful condition and with high degrees of authenticity, standing symbolically in for wider Mount Victoria built domestic heritage.²⁷

The houses were likely built between 1887 and 1889; they appear on the 1892 Ward Map. The rates, however, do not show three houses appearing in this section of the street at the same time, so while these houses were built from the same plan, they were probably not built at the same time. Rather the owner built and sold them off.

From the evidence in the rate books, it appears that John Patterson bought Francis Thompson's house which stood at the rear of the section 68 and 70 Elizabeth Street now stand on. He demolished that house and, over the next two years, built three

²⁴ 1919/182, Condition of premises, 64 Elizabeth Street, T Kelly – The District Health Officer, Public Health Department – 1919-1921, WCA

²⁵ 1925/1830, Condition of premises, No 64 Elizabeth Street – City Engineer – 1925, WCA

²⁶ 127892, 64 Elizabeth Street, new pavers laid, new block work retaining wall, new timber pergola, kitchen, dining and toilet renovated, new bathroom built on top floor – 2005, WCA

²⁷ <http://wellingtoncityheritage.org.nz/buildings/1-150/107-elizabeth-street-houses-1890s?q=>

houses and sold off two. He lived in one of the houses for a while; he is listed in *Wise's* in 1894-95 and there is a reference to one of his outhouses burning down in 1887.²⁸



68



70



72

None of the three houses have building permits for alterations or additions before the 1980s. The houses are understood to have been restored in the 1980s by architect Daryl Cockburn. An early version of the awning between 70 and 72 first appeared then.²⁹

At 68 Elizabeth Street, habitation appears fairly settled in the early 19th century and an advertisement to sell the contents of the house in 1928 shows good quality furniture.³⁰

Throughout the 1900s and 1910s, 70 Elizabeth Street had a fairly high turnover of tenants, although this may be a reflection of the street directories at the time. From the 1920s, ownership was very settled, with the Worrals occupying the house for about a decade and the Kellys for more than two decades.

72 Elizabeth Street had a settled occupancy while Bernard Mulholland, a keeper of a billiard saloon, was living there in the 1900s; it was varied thereafter.

74 Elizabeth St

74 Elizabeth Street is not visible from the street. It was built sometime before 1878, as it clearly features in a photo from that year.³¹

²⁸ *Evening Post*, 15 January 1887, p. 2

²⁹ Pers. comm. David Lee to Michael Kelly, 21 June 2017

³⁰ *Evening Post*, 16 November 1928, p. 18

³¹ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL



The house was declared unfit for habitation in 1931. The City Engineer advised that the wallpaper in the bedrooms needed to be removed, the scrim re-stretched and the rooms repapered.³²

In the 1980s, David Lee purchased the house and re-piled and restored the house.³³ He replaced the

David Lee, 2017.

rotten flooring on the ground floor with boards from the former Clyde Quay School which was being demolished at the time. When he replaced the corrugated iron roof he found totara shingles under it.³⁴

76 Elizabeth Street



The core of 76 Elizabeth Street dates from at least 1891. The Ward Map shows a structure to the rear of the current building and it appears the front has been added on.

At some time in the last couple of decades, the front door has been moved to the right and the bay window to the left. In 1985, a building permit was submitted that had the door on the left, noting that this was its existing location and it would not be moved.³⁵ A complaint about the renovations being carried out in 1986 has a photo that shows the door on the left (see

image above).³⁶ Today, however, the door is on the right and no extant building permit shows that it has been moved.

³² 45/436, Condition of premises: 74 Elizabeth Street (D M Polson), City Engineer – 1931, WCA

³³ D675, 74 Elizabeth Street, repile – 5 June 1985, WCA; D4596, 74 Elizabeth Street, partial repile – 1986, WCA; D5915, 74 Elizabeth Street, dwelling additions and alterations – 1987, WCA

³⁴ Pers. comm. David Lee to Michael Kelly, 21 June 2017

³⁵ C67271, 76 Elizabeth Street, dwelling additions and alterations – 13 February 1985, WCA

³⁶ 45/82/48, Premises, 76 Elizabeth Street – 1986, WCA



Today the house is a small cottage with a bay window attached to the front.

78 Elizabeth Street

This house was built in the late 1870s. It is not shown in an 1878 photograph of the street, but Henry Smith, a carpenter and joiner, began paying rates on a dwelling in the same year.³⁷ Originally, it was a two-storey building with the front door at the centre and windows on either side. On the top storey, windows sat under gable roofs. The peak of the roof ran parallel to the road and house sat back from the street a little.³⁸

This original house, however, is now hidden under extensive renovations. In 1961, G W Geldof erected 'a two storey addition between [the] rear portion of two storey dwelling and existing



bathroom, also interior alterations and renovations to the existing dwelling'.³⁹ Two years later, he further extended the house with upstairs bedrooms and added a carport alongside.⁴⁰

From the late 1960s until the early 2000s, it appears 78 Elizabeth Street was being used as flats. Then architect Pauline Ching moved in and

³⁷ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

³⁸ BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, Alexander Turnbull Library (ATL)

³⁹ C8985, 78 Elizabeth Street, dwelling additions – 11 August 1961, WCA

⁴⁰ C13573, 78 Elizabeth Street, dwelling alterations and carport – 8 November 1963, WCA

transformed the house into a home and studio. The vast majority of this work took place inside and to the rear of the house.⁴¹

Although the house bears little resemblance to the original structure, it doesn't detract too greatly from the streetscape. This is partly because it is hidden behind a large tree, which significantly reduces its impact.

80 Elizabeth Street



Samuel Shutler, a painter, began paying rates on the land at 80 Elizabeth Street in 1875-76. A dwelling is listed under his name in the 1878-79 rate book and this house appears in an 1878 photo.⁴² Incidentally, this was a year after Samuel married Harriet Giplin; perhaps this prompted the construction.

In 1878, the house was a simple cottage with two windows on either side of a central door. By

1885, a verandah was added to the front of the building.⁴³ Today the right side of the verandah has been enclosed with sash windows, while the front door and left window appear unchanged.

Members of the original family lived in the house for a long time. Harriet and Samuel Shutler had three children, in 1878, 1879 and 1890. In 1895, Samuel died and Harriet remained in the house. In 1897, Harriet married James Augustine Foley (a tea blender) and shortly after another child was born. Harriet and James remained in the house until James died in 1911 and then Harriet remained in the house until her death in 1932.

The following decade, the house has a couple of names on the street directory and placed advertisements for boarders. Since 1946, though, there have only been two families listed on the *Wise's Street Directory* and Habitation Indexes, indicating the house has remained owner-occupied.

⁴¹ http://www.paulinechingarchitect.co.nz/?arkon_portfolio=inner-city-home-and-office

⁴² PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

⁴³ BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, ATL

82 & 84 Elizabeth Street



William Bennett paid the rates on this land from 1875-76. A dwelling first appeared in 1878-79 and then two were listed in 1880-81. A photo from 1878 shows 82 Elizabeth Street but not No. 84; it is likely Bennett erected one and then the other.⁴⁴ As a carpenter, he probably built the houses himself. The houses are more or less mirror images of each other; each has a gable protruding towards the street and a recessed front entry.



While renovations have made each villa different, the general structure remains the same. Both have front doors with low villa-style door handles and picket fences with bare plots. No. 82 has had its bay modified; there are casement windows with fanlights above and a half round window in the centre of the gable end. 84 Elizabeth Street has had fewer renovations.

Bennett probably let both villas; one was described as 'a four-roomed House, with scullery and bathroom;

healthy situation'.⁴⁵ He lived on Elizabeth Street until his death in 1899, although most likely at his other house at 140 Elizabeth Street.⁴⁶

In 1919, 82 Elizabeth Street was condemned by the District Health Officer.⁴⁷ The house was declared 'uninhabitable' and the owner, Mrs Brown, was ordered to overhaul and repair the roof and remove all decayed weatherboards and replace with sound materials.⁴⁸ A short time later, the City Engineer reported the work had

⁴⁴ PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

⁴⁵ *Evening Post*, 21 August 1886, p. 3

⁴⁶ *Evening Post*, 3 November 1899, p. 6

⁴⁷ 1919/1321, Condemnation of premises, 82 Elizabeth Street - The District Health Officer, Public Health Department - 1919, WCA

⁴⁸ 1919/180, Condition of premises, 82 Elizabeth Street, Mrs Brown - The District Health Officer, Public Health Department - 1919-1920, WCA

been carried out. At the same time, a small room at the rear of the house was ordered to be pulled down – the tenant, Mr Elliff, was evicted and the building was demolished.⁴⁹

Clearly, however, the above work was not carried out to a high standard; in 1931, the City Engineer again declared 82 Elizabeth Street unfit for habitation until the roof was overhauled, repaired and made waterproof, and the decaying weatherboards, window frames and sashes, coverboards on roof joists and sleepers were removed and replaced with sound material.⁵⁰

Additional alterations were carried out in 1960.⁵¹ Today the villas are in good condition.

86-96 Elizabeth Street

The construction dates of these six houses are difficult to establish. The dwellings appear on the rate books at various times from 1876 to 1884 and it is hard to know which house is which.

It appears all six houses were in place by 1884, as similar buildings can be seen in the Burton Brothers photo of that year.⁵² At this time, John Boyd, a builder, paid the rates on all six houses. It appears he lived in one, the 'Yorkshire Villa', and rented out the others. Boyd was a developer, placing advertisements in the newspaper wanting to purchase cheap land and build people's houses.⁵³

He held on to all six cottages until October 1891, when he listed them for sale along with various other properties.⁵⁴ The cottages are described as being over two lots, well-let and, as he was about to leave Wellington, going cheap for cash. This sale appears to have been unsuccessful though – Boyd advertised a cottage for rent in November 1891 and some of the Elizabeth Street cottages (along with others) in May 1893.⁵⁵ It wasn't until May 1895 that Boyd seems to have tidied up his Wellington finances.⁵⁶

After this point, many of the six houses have long-term tenants, indicating owners occupying their own homes.

⁴⁹ 1919/181, Condition of room at rear of 82 Elizabeth Street, Mrs Brown - The District Health Officer, Public Health Department - 1919-1920, WCA

⁵⁰ 45/449, Condition of premises: 82 Elizabeth Street (Mrs M McKenna) – 1931, WCA

⁵¹ C7852, 82 Elizabeth Street, dwelling alterations - 21 December 1960, WCA

⁵² BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, ATL

⁵³ *Evening Post*, 26 April 1890, p. 3

⁵⁴ *Evening Post*, 6 October 1891, p. 3

⁵⁵ *Evening Post*, 10 November 1891, p. 3; *Evening Post*, 17 May 1893, p. 3

⁵⁶ *Evening Post*, 27 May 1895, p. 3

86 Elizabeth Street



This is a narrow cottage with the access down the right side of the house. A box bay in the middle of the house front was not in place in 1884 and has been added since, but there is no extant building permit. The bay has aluminium windows, a downpipe down the left front and appears very new. A pergola over the front entrance, a pale blue picket fence and a cottage-style garden give the cottage a touch of nostalgia.

The house is closer to the street than many of its neighbours and this is probably a result of a 1906 renovation, which moved the cottage a metre or more closer to the road and an extension built to the rear.⁵⁷ In 2011 much of this addition was probably demolished in new renovations.⁵⁸

88 Elizabeth Street

A house to the rear of the section. Only its general bulk is visible from the road and it does not contribute to the streetscape.

90 Elizabeth Street



This is a small cottage with casement windows in the centre front above a thick concrete window sill and entry down the right hand side of the building. The rusticated weatherboards have been painted navy while the framing and casement windows are white. A white picket fence shelters a small vegetable garden and a pebbled path leads down the right side of the house.

In 1932, the Council ordered that 'All decaying flooring and joists in the sitting-room and scullery be removed and be replaced with sound material' and

⁵⁷ 7013, 62 Elizabeth Street, additions to building - 14 March 1906, WCA

⁵⁸ 240688, 86 Elizabeth Street, Demolition to rear of house plus couple of internal walls. Renovation of internal floor area including new loft – 2011, WCA

'Provision be made for ventilation under the floor'. This order appears to have been complied with.⁵⁹

At some point (possibly during the alterations in the 1960s) casement windows were inserted at the front of the house.⁶⁰

92 Elizabeth Street



This is a small cottage with modern bay window at the front. The whole front of the house appears to be relatively new, from the window fittings to the narrow lapped weatherboards. A reasonably high fence, with horizontal plank painted very dark grey, partly obscures the front of the house.

In 1931, the City Engineer recommended that decaying woodwork needed to be replaced and steps taken to prevent storm water flowing under the house. The notice is recorded as being served, but not whether it was complied with. In 1946, the WCC ordered the owner to remove and replace all the 'dirty and torn wall paper' and later the same year, a more

serious order was made to replace decaying timber (suggesting it had not been done in 1931), make the roof weatherproof, replace broken panes of glass, and tear down and rebuild the separate wash-house. As a result, the tenant moved out and the owner advised the council that they were not going to carry out the repairs and a Closing Order was necessary. In 1947, an internal council memo stated the house was still vacant and a Demolition Order was needed. Later, it is noted that the Closing Order was completed.⁶¹

Alterations were made in 1974 and 1997.⁶²

⁵⁹ 45/523, Condition of premises: 90 Elizabeth Street, J Anderson - 1932-1933, WCA

⁶⁰ C28121, 90 Elizabeth Street, additions and alterations - 19 December 1968, WCA

⁶¹ 45/458, Condition of premises: 92 Elizabeth Street, A M Cann - 1931-1947, WCA

⁶² C40645, 92 Elizabeth Street, dwelling alterations – 31 May 1974, WCA; 00078:95:32777, 92 Elizabeth Street, additions and alterations – 1997, WCA

94 Elizabeth St



Located at the rear of the section, 94 Elizabeth Street is a cottage with a verandah and a lean-to addition to the back. Only a glimpse of its white stucco walls and sash windows with dark frames can be seen. As a result of its location, it does not contribute to the streetscape. The house has had a stable occupation; only a handful of occupants listed from 1893 to 1975 – George Wilkins, William Hocking, Hayden Crawley, and Ernest Hadley. It appears to have been owner-occupied most of its life.

96 Elizabeth Street



96 Elizabeth Street is an old cottage that appears to have been upgraded. A recent (2016) sale notice described it as ‘totally renovated and modernised’.⁶³ The bay window has aluminium joinery, while the rusticated weatherboards on the front and the corrugated iron on the side all appear new. The bay window was added in 2011; this suggests that the new material date from then.⁶⁴

A tree at the front – possibly a stone fruit – covers the left of the house front and the front lawn has been re-laid in Astroturf.

⁶³ <http://harcourts.co.nz/Property/790895/WL243369/96-Elizabeth-Street>

⁶⁴ 78230, 96 Elizabeth Street, alterations to bathroom and laundry, new bay window - 2001

The house began its life as a much smaller cottage. In 1904, John Boyd (who was living in Kilbirnie), applied for a permit to pull down and re-erect the kitchen and lean-to at the rear of the building. There is also mention of moving the cottage forward, but the house is still in the same position as it was in the Ward Map of 1892.⁶⁵

98 Elizabeth Street



98 Elizabeth Street was built in 1916, replacing an 1870s house of a very similar shape. The new house was two-storeys high and may be described as a transitional villa – although it has the roof pitch and proportions of a villa, the elongated bay window and casement windows are more like those seen in a bungalow.

The owner when it was first built was John Green, a labourer. Green had lived in the previous house since 1907 and commissioned architect HT Barnes to design his new house.⁶⁶ Green continued to live in the house until Samuel McIver, a salesman, began his occupation in 1925. In 1937, McIver incorporated the outhouses into the

main structure of the house.⁶⁷

In the early 1980s, Christopher Morley modernised the house, repiling it and adding on a new laundry and kitchen. Occupation appears to have been settled since then. The front yard has an historically appropriate picket fence and an established garden, with a large yew and a hydrangea.

100 Elizabeth St

100 Elizabeth Street is a two-storey cottage with a bay window addition on the front, built sometime between 1884 and 1891 by Samuel Dawson.⁶⁸ Dawson was an

⁶⁵ 6283, 38 Elizabeth Street, alterations to dwelling - 29 November 1904, WCA

⁶⁶ 10304, Elizabeth Street, dwelling - 12 June 1916, WCA

⁶⁷ B16355, 98 Elizabeth Street, dwelling alterations, 24 March 1937, WCA

⁶⁸ In 1884, when the Burton Bros photographed this part of town, a building with a similar profile sits at No. 98, although it has a different layout to the doors and windows at the front. Where No. 100 now stands, there was a cottage with a lean-to at the back that no longer stands. In Ward's 1891 map, however, the profile matches that of the current two-storey villa; No. 100 is therefore built between

engineer and had taken over 98 and 100 Elizabeth Street from William Kershaw. There's no sign that Dawson lived at the house; in all likelihood these were investment properties.



In 1913, the front of the house was altered significantly. Originally, the house had a door on the right and a window on the left. The alterations moved the front door of the house to the side, replaced by a bay window with double-hung sashes.⁶⁹ The owner, James Chapman, a watchman, appears to have made the changes soon after moving in.

Not long after Chapman's alterations, the next resident, Neils Hansen, moved in with his wife Martha. Originally from Denmark, Hansen was a waterfront worker and his family occupied the house for the next six decades. Hansen himself lived here until his death in 1949; it's possible his wife died the same

year, although she is listed in the house for a while longer on the street directories. Their son Christian then took over the house until 1970. In 1975, a Carl Hansen was an occupant.

In 1989, 100 Elizabeth Street faced demolition, but was saved due to community involvement (see 102 Elizabeth Street).

102 Elizabeth St

102 Elizabeth Street was built in 1904 for R Clark. How much the original plans can be relied upon is debatable; they show a house with a parlour and four bedrooms, but no scullery or kitchen, and one of the bedrooms has had bathroom utilities sketched in pencil.⁷⁰ The front is for a single-storey villa with a square bay on the front-right, but it's possible the house was built with both bays. A permit in 1964 shows the bay windows in their current position.⁷¹

1885 and 1891. Between 1885-86 and 1886-87, the rates of one of Samuel Dawson's homes increased by a shilling; this may be when No. 100 was demolished and rebuilt.

⁶⁹ 9592, 100 Elizabeth Street, alterations and addition of bay window - 7 May 1913, WCA

⁷⁰ 6238, Elizabeth Street, dwelling - 1 November 1904, WCA

⁷¹ C15015, 102 Elizabeth Street, dwelling alterations and repile - 7 July 1964, WCA



The house appears to have been home to well-off people for part of its history. In 1929, Mrs J Clarke advised that she would be 'giving up housekeeping' and offered the contents of her home for sale, including a 'superior Chesterfield lounge in moquette'.⁷² Although board was advertised in 1933, the listing asked for 'ladies or gents' and the owner of the home in 1928 could afford a motorcar.⁷³



In 1989, the house became the subject of a dispute between the owners and neighbours. Eleferios Kondos and his wife had lived in the house since the mid-1960s. In 1989, Kondos applied to build a three-storey, five-unit building across 102 and 100 Elizabeth Street (which he also owned). This was his retirement plan – he and his wife

would live in one of the units and rent the others. The Council received multiple objections to the plan, namely on the grounds of intrusion of privacy, obstruction of sunlight and views, and being out of character with the rest of the street. Kondos attempted to counter these complaints, but ultimately he was unsuccessful.⁷⁴ According to habitation indexes, he and his wife have remained at 102 Elizabeth Street.

104 Elizabeth Street

104 Elizabeth Street is a villa built around 1887-88 by William Bennett. Bennett, a carpenter, already had two properties at 82 and 84 Elizabeth Street; this is more likely the house that he lived in, according to street directories. His wife Elizabeth continued to live in this house after Bennett's death in 1899 and subdivided the plot (and 36 Austin Street) occupied in 1903.⁷⁵ For much of the 1910s it was rented by Fred Vosseler,⁷⁶ an advertising agent and one of the main instigators in the

⁷² *Evening Post*, 30 January 1929, p. 20

⁷³ *Evening Post*, 28 February 1933, p. 3; *Evening Post*, 28 March 1938, p. 3

⁷⁴ 1989/89, 100-102 Elizabeth Street, Mount Victoria Residents Association. Planning Appeal – 1989, WCA

⁷⁵ CT WN125/107, LINZ

⁷⁶ *Wises New Zealand Street Directory, 1912-1919*

formation of the Tararua Tramping Club. His lifelong role in local tramping was acknowledged with the naming of Vosseler Hut, in the southern Tararua.

In 1919, the section was further altered when Elizabeth Brown purchased the rear of section occupied by 38 Austin Street.⁷⁷ This purchase transformed the square section into a longer oblong. As a result, 104 Elizabeth Street has an established garden at its rear.



An advertisement for the house in 1927 describes it as 'containing 4 rooms, bathroom, glassed-in verandah, and conveniences on the ground floor, and 2 rooms and washhouse in the basement'.⁷⁸ A photo from 1989 shows that the verandah was still enclosed, although some of it looks of a slightly newer build than 1927.⁷⁹

In the 1990s, permits were applied for re-piling, dwelling

additions and alterations.⁸⁰

The house is an amalgam of various alterations. The bay window is probably original, as is the decorative screen at the bottom of the verandah enclosure. The windows on the west elevation also suggest recent changes. For all that, the house is very clearly Victorian in origin, all the more so for being built hard on the street.

36 Austin Street

36 Austin Street was built in 1950 as a shop and flat for William H Smith. The structure had one and a half storeys, with a garage in the basement. The Austin Street level held a small shop and one-bedroom flat. The entire structure was built in concrete, with a curved wall facing the corner of Elizabeth and Austin Streets forming the front of the shop.⁸¹

⁷⁷ CT WN266/289, LINZ

⁷⁸ *Evening Post*, 18 June 1927, p. 16

⁷⁹ 1989/89, 100-102 Elizabeth Street, Mount Victoria Residents Association. Planning Appeal – 1989, WCA

⁸⁰ E24306, 104 Elizabeth Street, re-pile – 1992, WCA; 00060:166:6071, 104 Elizabeth Street, dwelling additions and alterations – 1994, WCA

⁸¹ B30474, 36 Austin Street, shop and dwelling – 30 October 1950, WCA



Two years later, Smith converted the basement garage into a very small one bedroom flat.⁸² According to street directories, Smith continued to have a store here until at least 1959. During the 1960s and 1970s, the store changed owners and names several times, but appears to have

mostly been a dairy. At some time in the 1980s, the shop was converted fully into a flat.

Today the building appears exactly like it is: a shop that has been converted to housing. As a masonry building with a stucco finish and a streamlined appearance, it is well suited to its corner location.

37 Austin Street

37 Austin Street was built around 1889-1890 for Robert Scott. Originally the house was a large single-storey villa with a verandah, facing Austin Street. After a variety of occupants in the 1900s and 1910s, Charles Drake, a civil servant, bought the house and had it completely remodelled as a bungalow. Internally, the bathroom was



brought into the house and the kitchen and scullery area was rearranged and presumably modernised. Externally, bowed windows were added to the living and dining rooms, and a recessed porch added on the Elizabeth Street side of the

house through converting half a bedroom into a hall. The roofline was also significantly altered, in line with the low angles and wide eaves of a bungalow.⁸³

Drake and his wife Margaret had lived in Austin Street during World War I, as the latter was listed at 49 Austin Street when Drake enlisted in 1918.⁸⁴ It is possible

⁸² B32568, 36 Austin Street, convert to 2 flats - 17 March 1952, WCA

⁸³ 10952, 37 Austin Street, additions and alterations – 10 August 1919, WCA

Drake had his eye on 37 Austin Street for a while. After renovating the house, the Drakes lived there for about a decade, moving out in the late 1920s.

Another long-term occupant was carpenter Charles Trott. Trott, his wife Mary and possibly his son Lawrence moved in around 1936. Lawrence became a civil servant and took over the property in the early 1960s. Sometime after the Trotts left in the 1970s, the house became a flat. The house is understood to retain its bungalow-era interior.

118-128 Elizabeth Street

The six houses from 118 to 128 Elizabeth Street were all built by Charles Lamberg in 1899. Lamberg had owned the land for four years previous to building.⁸⁵ The evidence suggests that Lamberg built these six houses to sell, rather than rent; there were no advertisements in the paper offering to lease them and the occupancy seems settled.

118 and 120 Elizabeth Street were probably built from the same plan, with a gable, square bay and recessed door inside a small porch. Nos 122-128 Elizabeth Street are similar, but with a hipped gable roof instead. The plans for the latter group survive and show the square bay was part of drawing room. Each house had two bedrooms, a drawing room and a kitchen.⁸⁶ Each house has been altered differently, making it difficult to know which is the original bay style, but this does provide an insight into the way alterations were applied at different times.

118 Elizabeth Street

In the 1910s, 118 Elizabeth Street was a rental property (it was advertised to let in the newspaper).⁸⁷ Ernest Myers, a carpenter, was an occupant. By the 1920s, however, it may have been owner-occupied – Esther Stott lived at the house for at least a decade and also owned a house in Grafton Road.⁸⁸ Following Stott, tobacconist Richard Clancy is listed on the street directory from 1946 until at least 1981; the four decade term also indicates home ownership.

In the 1980s, A Tapley and K Henning Hansen moved in and massively renovated the inside of this house, adding a mezzanine floor. These changes are visible from the street due to a 'pop-top' extension of the roof, which make the house noticeably taller and bulkier than its neighbours.⁸⁹

⁸⁴ DRAKE, Charles John - WW1 83118 – Army, Archives New Zealand

⁸⁵ Deeds Index, Town Acre 361

⁸⁶ For more about Charles Lamberg, see 139 Elizabeth Street.

⁸⁷ *Evening Post*, 15 November 1910, p 1; *Evening Post*, 9 February 1915, p 1

⁸⁸ *Evening Post*, 24 March 1928, p 10

⁸⁹ D11828, 118 Elizabeth Street, dwelling additions – 1989, WCA



The square bay is now hidden behind an olive tree and wisteria climber. A white picket fence has a meter box visible on the other side. Concrete pavers lead to the front door.

120 Elizabeth Street

This house had a few occupants in the 1900s and 1910s, including Capel Johnston, a clerk, for much of the 1910s. In the mid-1920s, George and Margaret Sparke became occupants, probably with their two teenage sons. George worked for as a caretaker for the Wellington Gas Co. until he passed away in 1939.⁹⁰ Margaret remained in the house until the 1950s.



For the latter half of the 20th century, 120 Elizabeth Street was occupied by various members of the Economou family. With such a settled occupancy, the house appears to be owner-occupied.

The main elevation of this small, pitch roofed cottage has a square bay with a mono-pitched roof, a decorated bargeboard and an entrance doorway to the left. A door with trellis panels guards access to the west side of the house.

⁹⁰ *Evening Post*, 14 January 1939, p 1

122 Elizabeth Street



Since 1911 the house has been home to long-term occupants, most likely owner-occupants. Herbert Atkinson, a cycle mechanic, is listed on the street directories from that year until 1925, when clerk Jonathan Thompson is named. The Thompson family stayed at No. 122 for the following three decades and offered board in a single room in the late 1930s.⁹¹ In the 1960s, George Sandois moved into the house. During the 1980s, George Stavrinis re-piled and renovated the

house, although he is not listed in the street directories or Habitation Index, indicating the house had become rental accommodation.⁹² Strangely, no one listed is on the Habitation Index for 2000 and 2005.

Unlike the other houses in this group, the front bay of no.122 is incorporated into the roof courtesy of its own hipped gable. It appears to be an original feature. Whether this was changed in the original build or later is unknown. Otherwise the house is as built, with the exception of the recessed door, which is of more modern vintage. A low cinderblock fence sits at the front.

124 Elizabeth Street



This house is characterised by a great many changes of tenant in the early period of its history. Only Syd Langford, a motorman, in the 1910s and Thomas Roberts, a labourer, in the late 1920s and early 1930s, remained in the house for more than a few years.

There were many alterations and additions to 124 Elizabeth Street in

⁹¹ *Evening Post*, 30 April 1937, p 3; *Evening Post*, 11 March 1939, p 2; *Evening Post*, 6 July 1939, p 5

⁹² D3986, 122 Elizabeth Street, dwelling additions and alterations – 1986, WCA; D9383, 122 Elizabeth Street, repile – 1988, WCA

1989 and 1990.⁹³ At some point the bay has been altered, although it is not clear when. Today the house is almost completely hidden behind a hedge of rose bushes.

126 Elizabeth Street

The front of this building was significantly altered in 1930, when the owner, Mrs Nissenbaum, had the windows replaced. The building permit stated:

Existing front window and door to be removed and be replaced by five light splay bay window. Front door to have glass to bottom rail. [See plan below]. All rooms to be stripped and scrimed and papered, to choice, with wallpaper...All woodwork to be cleaned down and revarnished.

Windows in bedroom and dining room to be removed and replaced with 2-3 light casement windows.⁹⁴

Additions were also built at the back. It would appear the renovations aimed to let more light into the building.



Further alterations were made in 1996, but these appear not to have affected the street appearance of the house.

128 Elizabeth Street

No. 128 was occupied by warehouseman Ewan Bayldon for its first decade, until he died in 1910.⁹⁵ The occupancy then seems unsettled until George and Susannah Beck

⁹³ C61002, 124 Elizabeth Street, alterations – 24 December 1982, WCA; E18778, 124 Elizabeth Street, dwelling additions and alterations – 1989, WCA; E19137, 124 Elizabeth Street, dwelling additions and alterations – 1989, WCA; E19538, 124 Elizabeth Street, dwelling additions and alterations – 1990, WCA

⁹⁴ B9887, 126 Elizabeth Street, erect alterations to dwelling - 6 August 1930, WCA



arrived in the mid-1920s; George is listed at the house until his death in the 1930s and Susannah until the late 1940s. Salesman Graham Waddell and his wife Mary were occupants for the following three decades.

Of the six houses Lamberg built, 128 Elizabeth Street is closest to its original appearance, despite additions and alterations in 1989.⁹⁶ It has retained its square bay window with sash windows

and a corrugated iron roof. The recessed front door still has its decorative elements around the frame.

130 and 132 Elizabeth Street

130 and 132 Elizabeth Street were built by William Ham in 1898. They were probably speculative builds, built to on-sell right away.

Unusually, despite being built in the same year by the same person on the same block of land, the two houses are built to different plans. No. 132 was built as a one storey villa, with a bay window at the front and the entrance down the right-hand side of the house. When it was built in 1898, it had two bedrooms – one in the bay front room and the other directly behind it – a sitting room, kitchen and detached washhouse.⁹⁷ 130 Elizabeth Street is more of a cottage, with a flat gable at the front.

It is almost certain that these two houses were made using stolen goods. Thefts from building sites had occurred in Mt Victoria throughout 1898. On the morning of 23 November 1898, a man was seen removing timber from a vacant section on Ellice Street. After searching nearby back yards, police uncovered Ham's stash of stolen goods. More was found inside his house and he was arrested.

Ham readily admitted his wrongdoing and attempted to make amends with those he had stolen from. Taking this into account, the jury recommended probation.⁹⁸ The Chief Justice, however, sentenced Ham to two years' imprisonment with hard labour. He labelled the case:

⁹⁵ *Evening Post*, 15 October 1910, p 5

⁹⁶ C63930, 128 Elizabeth Street, dwelling additions, alterations and repile - 15 December 1983, WCA

⁹⁷ 2978, Elizabeth Street, dwelling - 10 September 1898, WCA

⁹⁸ *Evening Post*, 23 February 1899, p. 4

...the very worst of its kind, and he was sorry that he could not pass a heavier sentence. Here was a man carrying on systematic theft of building materials for nearly two years...[the prisoner] must have ruined some of the small builders, and yet knowing this... he had built two cottages out of the booty.⁹⁹

The pair of houses appears to have remained an investment property for some time – in 1909, 130 and 132 Elizabeth Street were offered for sale together, and the advertisement states ‘Investors and speculators will find it in their distinct advantage to inspect this property’.¹⁰⁰

Both houses had renovations in the 1950s and 1960s, but these appear not to have affected the fronts of the houses much.

Today, the houses appear quite different from each other. 130 Elizabeth Street is a cottage with rusticated weatherboards and a double-hung sash window. There is some decoration on the barge board. The black front door looks slightly out of place, as if it has been altered at some point.

No. 132 is a small cottage with entry on the right hand side of the house. The bay window has a solid, mini balustrade above the spouting. The timber sashes have been replaced in aluminium and frames added to give the appearance that the top sashes are arched. Both houses have white picket fences.



⁹⁹ *Evening Post*, 25 February 1899, p. 4

¹⁰⁰ *Evening Post*, 11 December 1909, p. 8

134 Elizabeth Street

It is difficult to know when 134 Elizabeth Street was built, as no building permit exists. Timothy Buckley first appears at the address in 1900 in the electoral rolls, after previously being listed in 1896 at Nairn Street. It is assumed that the house was built around this time.



When Buckley first moved in, his family consisted of himself, his wife Jane, and as many as five children. Jane passed away in 1900; it appears Julia Buckley (listed on the electoral roll as a spinster) moved in, possibly to help with the children.

Buckley was a civil servant and telegraphist, who worked his way up to the position of Director of Telephones for the Dominion and served the Post and Telegraph Department for 43 years. It is entirely likely that he knew Emil Pasche

who lived next door and worked for the same department; perhaps it was Pasche who recommended he build and live on Elizabeth Street.

Buckley died in 1929. Julia and his daughter Eileen stayed in the house and were joined by John Buckley (retired) and Thomas Buckley (clerk). Eileen, a teacher, stayed in the house until the late 1950s, possibly until her death in 1960.

The house appears to have been a flat for a couple of decades until around 1995.

Today the house could possibly be defined as a cottage, although one with significant alterations. There is fenestration across most of the front of the house, with a mixture of fixed, fan light and casement windows. The front door is in an extension to the front of the house. A carport sits on the front-right of the property, dominating the house and distracting from a streetscape generally free of carports and garages.

138-140 Elizabeth Street

Emil Pasche built this two-storey double bay wooden villa in 1904, but he was living on the land before this date. He purchased the land in January 1888 and began paying rates on a dwelling the following year.¹⁰¹ For many years he was the only house on Elizabeth Street from Austin Street to the Town Belt – the others on the block, such as Lamberg, Buckley and Ham, didn't build until the late 1890s.

¹⁰¹ Deeds Index, Town Acre 361

Pasche's new building consisted of two semi-detached houses, with a dividing brick wall down the middle and entrances on either side of the house. Each house had living areas and one bedroom downstairs and three bedrooms upstairs. The front of the house had double bays, square on the ground floor and bays on the top.

Pasche, his wife, Mary, and two daughters lived in the right-hand side (number 138), while renting out the left. Originally from Germany, Pasche worked for the Post and Telegraph Department for many years. He lived at number 138 until his death in 1930.¹⁰² His wife and daughters stayed in the house – Mary until her death in the 1950s and the daughters until their deaths in the early 1970s.

In 1922, a cleansing order was issued, ordering Pasche to remove the wallpaper in the front room of 140, re-stretch the scrim and re-wallpaper. Another order said the window pane and sash in the same room needed fixing. A letter from a council employee said the house was otherwise 'in pretty good order' and states Mr Pasche refused to fix the window as the tenant was the one that broke it.¹⁰³ He was fined for these actions.¹⁰⁴



At some point, 140 Elizabeth Street may have been converted to two units as 140a is listed in the street directories.

Today the house is one of the grandest on the street and appears in very good condition. It is an impressive two-storey villa with rusticated weatherboards and double height bay windows – square on the ground floor and canted on the first floor. A white picket fence on top of a plain concrete wall marks the front of the property.

138-140 Elizabeth Street is slightly out of character in a block of mostly single-storey speculative builds, but illustrates the manner in which height and a view were (and still are) sought after in Mt Victoria.

¹⁰² *Evening Post*, 21 July 1930, p. 11

¹⁰³ 1922/1240, Condition of premises, No 140 Elizabeth Street - Public Health Department – 1922 WCA

¹⁰⁴ *Evening Post*, 18 October 1922, p. 10



61 Elizabeth Street

Power substation.



63 Elizabeth Street

63 Elizabeth Street was built in 1959.¹⁰⁵ The previous house may have been demolished due to its dilapidated condition.

The new house has little character with its front wall built flush against the pavement. Unlike the welcoming, street-facing cottages

and villas that predominate on Elizabeth Street, 63 presents an austere face to the world. A large window set in the left of the wall provides some relief. A concrete driveway runs down the left-hand side of the house.

65 and 67 Elizabeth Street

The history of 65 and 67 Elizabeth Street is difficult to ascertain. There are no early building or drainage permits. On the Ward's survey map of 1891, the section overlaps the boundary between two sheets – on one sheet is half of one of the current houses, on the other half of an older house. The rates go back for several years on houses in this area, but they may have been for older houses which were visible in the Burton Brothers photo of 1884.¹⁰⁶ It is likely that both houses were built in the late 1880s or early 1890s.

¹⁰⁵ C5245, 63 Elizabeth Street, dwelling - 17 Aug 1959, WCA

¹⁰⁶ BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, ATL

At house on current-day 65 Elizabeth Street was probably home to Samuel Murch from around 1885-86 to his death in 1920. He lived with his wife Charlotte and their three children. Charlotte stayed in the house for a few years after Murch died.

After this time, the house began to decline. In 1954, the house was in such a bad condition that the occupant JC Watts was 'favourably considered' for State rental accommodation. 65 Elizabeth Street was 'in a bad state of repair and unfit to be re-let for living accommodation'. The town clerk was then advised that the owner 'intends to live in the house himself and have a few minor repairs attended to'.¹⁰⁷

67 Elizabeth Street was probably a rental during this time as it had a regular turnover of tenants.



The houses have a similar appearance today. Both are single-storey, narrow bay villas, with small bay windows protruding from the front façade. The double-hung sashes are topped with tiny multi-coloured panes on top. Both are clad in rusticated weatherboards. On the left is a wooden fence, on the right an open cinderblock fence. Both houses fit into the streetscape, even if the colours are a little garish.

69 Elizabeth Street



This three-storey modern house, built in 1989, attempts to introduce some features of villa design to the but fails miserably. Its size and bulk alone ensure that it does not fit into the character of Elizabeth Street; the small bay window on the front face and the pitch of the roof do little to relieve this.

¹⁰⁷ 45/1479, Condition of premises: 65 Elizabeth Street, J C Watts (occupier) – 1954, WCA

73 & 75 Elizabeth Street

These houses were probably built in 1889-90 by John Munro. Munro is listed in the rate books as paying for a single dwelling from 1878 to 1888, when another house



appears, but it is likely, given their similar appearance, that he demolished the first house and had these two built. Further evidence for this scenario is that the Burton Bros' 1884 photo shows a cottage in this approximate location and permits for drainage and washhouses for both houses were submitted in 1898, implying these houses were still owned by a single owner.¹⁰⁸ Again in 1904, John Munro applied for a permit for both houses.¹⁰⁹

The houses appear to have had long-term occupants during the 20th century, implying ownership or a good relationship with the landlord. At no. 73, Duncan and Florence

Currie moved in about 1911. Duncan passed away in 1927 and Florence remained until the 1950s. Another Currie, Jonathan B Currie, then took over the house for the next decade; how he is related to Duncan and Florence is not certain, as their only son died in 1927.



Next door the long-running tenants were Arthur and Lily Bellamore and their family. Arthur had lived on the street since he was a young lad in his family's home at 91 Elizabeth Street and married Lily in that house. After a brief stay at 84 Elizabeth Street, Arthur and his family moved into number 75 in 1920 and remained there until 1950-51, according to the street directories.

Both houses appear to have had significant changes to their frontages. No. 73 has two windows with the same arrangement on both floors – casement windows on either side of a fixed pane. 75 Elizabeth Street has sash windows, but these appear very new and may

be replicas. The square bay window on the ground floor is also new.

¹⁰⁸ BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, ATL

¹⁰⁹ 6033, 9-11 Elizabeth Street, additions to dwellings – 28 June 1904, WCA

77 Elizabeth Street

77 Elizabeth Street was probably built in the late 1870s by Walter Tyrell. Tyrell paid rates on the house for three years, and the house (and a now demolished dwelling at the rear of the property) passed to Samuel Dawson. Although it is a fairly common name, this is presumably the same Samuel Dawson that paid rates on 98 and 100 Elizabeth Street and had property elsewhere in Wellington.

The house was certainly rented out during the 1900s, with multiple 'to let' advertisements in the newspapers.¹¹⁰ The occupancy appears to have settled down with the arrival of the Chapman family around 1914.



The Chapmans were father James (a storeman), mother Anges and their two daughters Irene and Agnes. The younger Agnes passed away in 1917, aged just four.¹¹¹ James died in the late 1940s and Agnes stayed on in the house for at least another ten years. She added on an additional bedroom in 1951.¹¹²

The next occupants, the Twists, made further additions in 1961.¹¹³ It is not certain when the windows were altered to casements with mock shutters. Otherwise the house is largely in its 19th century form. The verandah is intact, as is the matching decoration on the bargeboard and verandah valence.

79 Elizabeth Street

79 Elizabeth Street is a small cottage. The front and side windows have been replaced in aluminium and the yard has been concreted. It was built on or before 1878, possibly by Luke Allison. When it was offered for sale in 1880, it was described as 'newly erected'. Further description included:

Cottage in Elizabeth-street – two large and lofty rooms, with chimney ready for another room; water and gas laid on; fine yard and garden, well drained; everything in thorough order and ready for immediate

¹¹⁰ For example: *Evening Post*, 2 March 1906, p. 1

¹¹¹ *Evening Post*, 27 April 1917, p. 1

¹¹² B30944, 77 Elizabeth Street, bed room – 1 March 1951, WCA

¹¹³ C9509, 77 Elizabeth Street, dwelling additions – 13 November 1961, WCA



occupation. Will be sold a bargain, and a large portion of the purchase money can remain on mortgage.¹¹⁴

A long-term tenant was Frederick Verney, who moved into the house after serving in World War I with his English wife Ellen. Verney died in 1948 and his wife stayed until at least 1954. Since then the house has had many tenants.

81 Elizabeth Street

This house was built in 1922 for Jacob Domb, a Russian tailor, and was originally a family home with a workroom built above. The house had many of the features of a bungalow: the front entry led to a small hall running parallel to the road, before turning into a centre hall. The bathroom was part of the main structure of the house, right in the centre. Interestingly, there was no dining room, merely a sitting room, but the kitchen was quite large, with a separate scullery, so perhaps the family occasionally ate in there. Most interesting was the workroom. Occupying a space the same size as all three bedrooms and the hall, it was accessed via a separate entry on the right of the house and up a set of stairs.

The building plans said that ceilings were to be lined with 'fibrous plaster board'. At a time when many of the houses on the street were being ordered to re-scrim and re-



paper their houses, fibrous plaster board was new and efficient. There was also 'wire to one point in Kitchen for an electric iron'.¹¹⁵

Five years later in 1927, Domb converted the workroom into a flat, adding internal walls and raising the back wall and roof to insert two extra

¹¹⁴ *Evening Post*, 11 September 1880, p. 3

¹¹⁵ A265, 81 Elizabeth Street, dwelling – 1 July 1922, WCA

rooms.¹¹⁶ It appears he may have had problems renting out the flat though, as it was advertised multiple times between 1933 and 1937.¹¹⁷ The Dombs stayed at 81 Elizabeth until at least 1938.¹¹⁸

Today, the house is a bungalow with considerable alteration to the rear and bulkier than most of the houses on the street. The front is adorned with a bowed window with casements and stained glass fanlights. The front door, at the left of the house, has its own roof and a stained glass top half. A brick wall on the eastern side of the property is the remains of a stable for horses that grazed on the adjacent field (now the Batham Estate, no.85). The field was still there in the early 1980s.¹¹⁹

85 Elizabeth Street

85 Elizabeth Street encompasses 11 townhouses that were built in the 1980s. Its only effect on the immediate streetscape is a wide tar-sealed driveway and wooden sign.

89 Elizabeth Street

89 Elizabeth Street is a cottage that appears to have been restored. It has new lapped weatherboard cladding and a corrugated iron roof. The windows are now casements



with a diamond pattern on the fanlights. White picket fencing and white finials all contribute to the look of a small cottage. However, there are no recent permits for changes to the house.

In 1906, the occupier Mrs Barrow was advised that improvements must be made to the premises, namely replacing decaying

timber and improving ventilation below the floor. These were very quickly remedied within a month.¹²⁰ William Kelly, a labourer, was an occupant in the 1910s, while plumber George Rogers and his family were occupants during the 1930s and 40s. Otherwise there was a change of occupation every year or two throughout the first half of the 20th century. After that there is a history of fairly long tenancies on the street directories, so it is possible that it was by then an owner-occupier house.

¹¹⁶ B2860, 81 Elizabeth Street, shed and additions - 2 flats – 16 March 1927, WCA

¹¹⁷ *Evening Post*, 12 August 1933, p. 3; *Evening Post*, 12 January 1935, p. 2

¹¹⁸ *Evening Post*, 19 November 1938, p. 1

¹¹⁹ Pers. comm. David Lee to Michael Kelly, 21 June 2017

¹²⁰ 1906/493, Premises, 89 Elizabeth Street, Mrs Barrow, Eggers – 1906, WCA

91 Elizabeth Street

According to the rate books, Thomas Bellamore and Phillip Wootton took over this block of land (either together or separately) from James Jonathan Thomas around 1888-1889. It appears both men immediately built houses upon their sections. Bellamore was a labourer at this point and probably had four children under the age of ten.

According to a newspaper article celebrating the couple's diamond wedding anniversary in 1937:

From 1879 to 1890 Mr. Bellamore served in the stores branch of the Post and Telegraph Department, and in 1890 joined the staff of the Wellington Harbour Board. For the latter body he worked for 43 years, retiring three years ago. While in the employ of the Harbour Board Mr. Bellamore was a prominent member of the Ambulance Brigade.¹²¹

When the house was first built it was probably a simple cottage. In 1899, the Bellamores added a wash house to the rear of the building and in 1903, a square bay under a splayed roof that also covered the door on the front.¹²² The Bellamores lived in this house until at least 1955, which was the last time Thomas Bellamore is listed as paying rates.



Much later, in 1983, a further building permit was issued for alterations, but these appear not to have altered the front of the building.

Today the building retains its modified cottage appearance. The front door is sheltered by a stained glass lined porch and the narrow front garden is enclosed by a picket fence.

93 Elizabeth Street

As with 91 Elizabeth Street, Philip Wootton appears to have erected a dwelling on the land as soon as he began paying rates in 1889. The house that appears on the section today, however, bears little resemblance to the Wootton's original cottage. This was built about halfway down the section and in 1895, Wootton had all of the cottage demolished excepting the rear wall and built what amounted to a new

¹²¹ *Evening Post*, 29 July 1937, p. 18

¹²² 5672, 29 Elizabeth Street, addition of bay window and porch – 9 October 1903, WCA

house.¹²³ In 1904, Wootton was again building – this time a workshop to the rear of the building. The proposed two-storey structure prompted the rather confused council official to ask how the top storey would be accessed.¹²⁴



Phillip Wootton was a collar maker and his family remained at this house until 1927 when Phillip's widow Sarah Ann passed away. A boxmaker, Henry Cooke, and his family moved in and stayed for an even longer period, until the late 1990s. After that, Stuart and Jill Duncan moved in. No. 93 has therefore only hosted three families in its 120 year life.

The narrow, gabled cottage is clad in rusticated weatherboards and has a corrugated iron roof. The entrance is on the west elevation. The bay window

has double-hung sash windows and a flat roof.

95 Elizabeth Street

95 Elizabeth Street was built around 1875-76 by carpenter George Furby. While this is possibly one of the oldest houses in the street, very little of the original house remains, as much of the building material was replaced in the 1920s.

In 1920, the City Council's Chief Inspector reported that:

The house is built of wood & iron and consists of 4 rooms & scullery with a small conservatory and a detached wash-house. The roof or gutter over the kitchen apparently leaks, the spouting and downpipes are defective. The house is built up close to a timber retaining wall the timber of which has decayed and the earth is pushing in the wall of the kitchen. The scullery, conservatory, wash-house, and w.c. building are in an extremely dilapidated state. The wall-paper in the kitchen is in a dirty condition.¹²⁵

He recommended a list of repairs or referral to the Ministry of Health for condemnation. Later paperwork, however, simply requests that the washhouse be made waterproof and all decaying timber in the house be replaced.

¹²³ 1105, Elizabeth Street, addition to dwelling – 15 March 1895, WCA

¹²⁴ 5943, Elizabeth Street, workshop – 21 April 1904, WCA

¹²⁵ 1920/339, Structural alterations, premises, 95 Elizabeth Street - Public Health Department – 1920, WCA

The Public Trustee then advised that the cost of the repairs were too much for the estate to bear and the house would be sold. The house was sold to G L Cursons and the new owner advised of the long list of things that must be remedied. By December 1922, there is a note that 'All items complied with'.¹²⁶

G L Cursons almost completely replaced the back of the house, but the plans show the same configuration of fenestration as currently.¹²⁷ The house also appears to have been converted into a bungalow and was nearly twice as large as the original house, so it's not clear how much of the original house survived. It's also not clear if that was when the bow window was put in. The other major addition was a garage, but that was not added until 1982.



The house is somewhat incoherent in its current state, with its bungalow features (the low pitched roof, gable roof and bow window) mixed up with more modern fenestration and a variety of cladding – lapped weatherboards on the right of the house, vertical on the left and shingles in the gable end. The garage, with its vertical cladding, and the large

concrete pad are also at odds with the general streetscape.

97 Elizabeth Street

97 Elizabeth Street was built around 1875-76 by Stephen Gladding. It is almost impossible to see from the street thanks for the row of garages built at the front of the property.

Gladding appears not to have gotten along with his neighbour, George Furby. In March 1876, Gladding was charged with assaulting Furby in Manners Street, having 'jollied' him about working for less than the current wages, pulled his beard and beating him. Witness claimed that Furby had provoked Gladding, calling him a 'ten-penny paper hanger' and dabbing him in the eye with his paintbrush. The other witness again countered this and the judge fined Gladding.¹²⁸

¹²⁶ 1920/339, Structural alterations, premises, 95 Elizabeth Street - Public Health Department – 1920, WCA

¹²⁷ 11466, 95 Elizabeth Street, alterations to dwelling – 22 April 1921

¹²⁸ *Evening Post*, 17 March 1876, p. 2

Whether due to this animosity or other factors, Gladding moved out within a few years of building the house. Little is known about the other early ratepayers, Henry Flyger and George William.



In 1903, the house was expanded significantly to the rear, with the roof of the lean-to raised to the highest ridgeline of the main building and extended out to cover the outhouses.¹²⁹

In 1928, the three-car garage was installed.¹³⁰ Elizabeth Street has never had many garages due to the lack of space. In the application,

Mrs E M Woolley, stated that 'the first garage is for our own personal use while I intend endeavouring to let the second garage'. One of the garages was advertised to let in 1932.¹³¹

These garages and a kōwhai tree now largely hide the villa from the street. From what can be seen, the villa has rusticated weatherboards, a finial on the flat gable, and aluminium windows in the bay and under the verandah.

99-101 Elizabeth Street

99-101 Elizabeth Street are two semi-detached cottages built around 1879-80 by Duncan McLean. It is unsure whether these houses were built as two dwellings or later separated. By 1933, they were certainly separate dwellings, as renovations were called out on 101 and not 99.¹³²

In 1978, both houses were in a state of considerable disrepair. When council inspectors visited the house in April that year, they found the owner there conducting minor repairs on the floor in 101. The inspector accidentally poked a small hole in the ceiling, as the hardboard was completely soaked. Water poured through the hole. He reported that 'The owner became very irate at this and wanted to [know] if we usually go around pushing holes in peoples' ceilings. We assured the owner that this was definitely not the case and that the only reason this happened was because of the leaky roof'.

¹²⁹ 5421, Addition to Dwelling, Elizabeth Street – 9 May 1903, WCA

¹³⁰ B7645, Erect Garages, 97 Elizabeth Street, 9 July 1939

¹³¹ *Dominion*, 10 May 1911, p. 2

¹³² B12277, 101 Elizabeth Street, dwelling additions – 7 April 1933, WCA



It was another two years before further correspondence took place. In March 1980, a considerable list of required repairs was sent to the owner, who was given 90 days to remedy them. More inspections and correspondence followed and the two houses were joined together.¹³³

A few months later, a plan was submitted for considerable alterations to the building, but some of the planned alterations don't appear to

have been carried out.¹³⁴ Today, the house still has a rundown appearance. It is a double-peak cottage with a casement bay on the left and a strange window on the right. Most of the building is hidden by heavy wooden fence on top of a brick retaining wall.



103 Elizabeth Street

103 Elizabeth Street was built in either 1876-77 or 1879-80 – the ratepayer, James Sexton, was responsible for both this house and the one in front, 105, and it is difficult to know which one is which.

Being at the rear of the section, this house contributes nothing to the

streetscape. It is, however, much altered from its original appearance, with evidence of a bungalow-style changes to visible elevations. There are no recorded permits that would explain these changes.

105 Elizabeth Street

105 Elizabeth Street was built in either 1876-77 or 1879-80 – the ratepayer, James Sexton, was responsible for both this house and the one at the rear, 103, and it is difficult to know which one is which. There may be a similar problem with the street directories. What can be known is that this house is pre-1891, as it features on 1892 Ward Map.

¹³³ 45/82/43, Premises, 99, 101 Elizabeth Street – 1978-1982, WCA

¹³⁴ C60372, 99-101 Elizabeth Street, dwelling additions and alterations – 13 October 1982, WCA

In 1944, the owner, AR Coad, applied to have a garage installed on the front left of the section. As Coad is listed as living on Moxham Avenue, this was probably a rental property. He also owned 103 at the rear of the property.¹³⁵



Currently 105 Elizabeth Street appears as an odd little cottage with rusticated weatherboards and an asbestos roof. There are casement windows on the front flat gable, a sun hood over the door, and a sash window on the left. A concrete garage and a heavy wooden fence dominate the front section.

107 Elizabeth Street



107 Elizabeth Street was built in 1932 by Hedley Victor Evens as two flats. Previously, the site had two buildings, which were demolished to make way for the new house. It appears that the Evans family owned these houses as early as 1909, as his mother (New Zealand's first female practicing chemist, Christabel Evens) was living there when she died.¹³⁶

The new house was designed by architect Frederick de Jersey Clere. Both flats had access from the right side of the house, as well as two bedrooms, a living room, dining room, kitchen and bathroom.¹³⁷ As with many such buildings, it appears the

living and dining rooms were subsequently converted into bedrooms – as of 2015, the house had six occupants. Another flat, given the number of 109 Elizabeth Street, has been added to the added to the rear of the house.

¹³⁵ B23740, 103-105 Elizabeth Street, dwelling alterations – 15 December 1944, WCA

¹³⁶ *Evening Post*, 26 July 1909, p. 7

¹³⁷ B11462, 107-109 Elizabeth Street, 2 flats – 4 February 1932, WCA

The house – on its visible elevations – still maintains much of its original appearance. It is dominated by the pair of double-height bay windows – all casements with fanlights. The flare below the first floor windows and the gable end are clad in shingles, while the rest of the house has lapped weatherboards. The large chimney that is visible from the street has a stucco finish. The house is large compared with others in the street, a size only emphasised by its location on a hill.

111 Elizabeth Street

It is difficult to know much about this house Street as there is little on the public record. The original house was possibly built before 1878 – it is one of two houses listed on the rate books under Thomas Dickinson and then Samuel Morrell. Morrell is also listed on a drainage permit from 1894.¹³⁸



Samuel Morrell, a bricklayer, lived in the house from about 1885 to the early 1900s. The house may contain a New Zealand invention – Morrell patented a window latch the prevented windows from rattling, allowed the window to be open for ventilation, and also thwarted burglars.¹³⁹

Whenever the original house was built, it is now hidden behind layers of stucco and a large sunroom extension to the front. There is no extant permit for this extension, but the flared base, casement windows and lapped weatherboards date it to the 1930s. Thanks to the stucco and sunroom, the house now has a slightly strange appearance. The pitch of the roof and the size of the back end of the house suggest a colonial cottage of some kind.

34 Austin Street

34 Austin Street was originally a two-storey villa built between 1891 and 1901. The house had two early long-term occupants – Archibald Dougall and Jonathan Kershaw – between 1912 and 1925.

Kershaw offered 34 Austin Street for sale along with 31 and 33 Austin Street in 1925. The advertisement stated:

¹³⁸ 16146, 111 Elizabeth Street – 1894, WCA

¹³⁹ *Evening Post*, 11 April 1896, p. 2

All of the above properties are exceptionally well situated, within a few minutes of Courtney place, there being no climb necessary to get to the houses. They command a good outlook, and have the sun all day. As the rooms in each house are of such a good size, they lend themselves readily for use as flats or apartment-houses.¹⁴⁰

Symons Nausbaum then moved in. Nausbaum was a second-hand dealer who appeared to move on and become a landlord or property manager. Upon moving in, he added on to the house and replaced many of the sash windows with casements.¹⁴¹ He then tried to sell the house in 1928,¹⁴² but instead let the house out as various flats and rooms for the next few decades.¹⁴³

In 1966 the house was converted into flats by FS Havill and the interior and exterior significantly changed. The interior was reconfigured from a six-bedroom house and



one-bedroom bedsit to four one-bedroom flats. Outside, the fenestration was changed considerably, with pairs of lights or single windows replacing casement windows.¹⁴⁴

Since the conversion, the house has continued to be four flats and has had a range of occupants. The addition on the Elizabeth

Street side of the house does not appear on the 1966 permit and must have been added since, although there is no building permit for it.

Today it is simple a large, characterless box with little evidence of its origins. It has rusticated weatherboards (presumably to match the original cladding. A verandah of painted plywood is attached to the top floor, along with a staircase to give access to one of the flats. The Austin Street elevation is dominated by four concreted car pads. The Te Aro side of the house is dominated by two verandahs running the length of the elevation.

¹⁴⁰ *Evening Post*, 2 December 1924, p. 12

¹⁴¹ A4859, 34 Austin Street, additions - 9 September 1925, WCA

¹⁴² *Evening Post*, 19 November 1928, p. 3

¹⁴³ Nausbaum is listed on a building permit for 1942. 00056:277:B22360, 34 Austin Street, erect wall – 21 July 1942, WCA

¹⁴⁴ C20301, 34 Austin Street, convert to 4 flats – 9 September 1966, WCA

35 Austin Street

35 Austin Street was built around 1889-90 for Charles Lamberg. He lived at the house until moving to 139 Elizabeth Street in 1900.

Lamberg, a general contractor and carter, arrived in New Zealand from Sweden in 1873. In 1897, *The Cyclopedia of New Zealand* commented:

He is a large employer of labour, and owns no fewer than thirty-five horses, and an equal number of carts. The contracts are mainly for supplies of sand and gravel for the City Corporation, and for building purposes, but he undertakes any other kind of transport work and carting.¹⁴⁵

Lamberg was an active and prominent member of the Scandinavian society and there is at least one reference to a meeting taking place at his home.¹⁴⁶

Originally, the house was probably a bay villa, appearing much as it does today from Austin Street but without the addition at the top. After Lamberg left, the house had a series of occupants who stayed around five years, until driver David



Thompson occupied the house from 1940 to 1955. Several more occupants were listed at the house throughout the rest of the 20th century. The distinctive boundary wall was built for then owner H W Barnett in 1929 for £75.¹⁴⁷

In 2004, the house was significantly altered. An outbuilding and a lean-to at the rear of the house were demolished. In the space that was created, a new building was

erected and it became 123 Elizabeth Street. A second floor was added to the house and two bedrooms constructed. Two gables, mostly glazed, face Austin Street.¹⁴⁸ This detracts from an otherwise exemplary late Victorian cottage that makes great

¹⁴⁵ *The Cyclopedia of New Zealand* [Wellington Provincial District] (Wellington: The Cyclopedia Company Limited, 1897), p. 603

¹⁴⁶ *Evening Post*, 26 May 1892, p. 2

¹⁴⁷ 00056:80:B7627; 35 Austin Street, wall, 5 July 1929, Owner: H W Barnett. Builder: J R Cooper. Application value: £75, WCA

¹⁴⁸ 121850, 35 Austin Street, alterations to existing dwelling; erect new dwelling – 2004, WCA

use of its corner site. It has an excellent collection of bay windows, fine detailing on the bargeboards and verandah posts.



123 Elizabeth Street

Built in a mock colonial style in 2004 as a separate dwelling on land previously occupied by an extension to 35 Austin Street.

125 and 125a Elizabeth Street

125 Elizabeth Street, built in 1900, is another of Charles Lamberg's houses. The original plan shows a rather unusual house, possibly designed to fit into what was a wide but shallow section. The drawing room, dining room and three bedrooms occupied the two storey structure we see today. To the right was a single-storey extension containing the kitchen, washhouse and bathroom.



The first occupant was Sarah Dimant, a 'charming brunette', who had been chief typist and shorthand writer at the Tourist Department since it was formed in 1901.¹⁴⁹ She was then poached by Thomas Mackenzie, Minister of Agriculture.¹⁵⁰ Dimant lived in the house until she married and moved to Picton in 1910; it then appears her sister Lena (who was also in civil service) took over the house.

¹⁴⁹ *Evening Post*, 8 June 1909, p. 7

¹⁵⁰ *Evening Post*, 11 February 1910, p. 9

In 1974, Urban Freeholdings converted the house into three flats, two one-room flats in the two-storey section and a bedsitter in the single-storey extension.¹⁵¹ Three years



The A-framed addition under construction in 1977. No.125 is to the left.



125a, 2017.

Despite the massive changes next door, 125 Elizabeth Street remains remarkably untouched from the street. The bay window and door are covered with a concave verandah and all of the windows appear original.

127 Elizabeth Street

127 Elizabeth Street is a square bay two-storey villa. It was built for and by John MacKenzie in 1903.

later the house underwent extensive renovations by the owner C G Cheeseman. The single-storey extension was demolished and in its place, an A-frame steel and concrete structure was erected. Two-storeys high, it had garages on the ground floor and a flat above.

At some point, 125a was again altered – the dark cladding removed (possibly because it was made of asbestos) and replaced by light-coloured lapped weatherboards. The second ‘floor’ of the A-frame was made into another square room. Unfortunately, there doesn’t appear to be a building permit for this work.

The garage is clad in vertical weatherboards, with two roller garage doors. The upper part of the structure is clad in lapped weatherboard, with wide windows and a glass fence around the patio area.

¹⁵¹ C39676, 125 Elizabeth Street, convert dwelling to 3 flats – 15 January 1974, WCA



Early occupants included bookbinder Frederick Cooper and waterproof manufacturer Jonathan Forrester, but unfortunately little is known other than their names and occupations.

In 1946, the house became a boarding house, or was granted a licence for an activity it was already carrying out. Florence Page applied for a permit; P R Cossham of Hataitai was the owner at the time. The accompanying plan showed a six-bedroom house with 11 beds, although a council report states that the capacity of the house was only nine – six boarders and three non-boarders.¹⁵²

In 1963 the house was returned to a private dwelling and then in 1967, converted into two flats by Sengley Holdings.¹⁵³ The house has likely remained rental accommodation.

Today the house looks much as it did in the original building permit. It sits on a platform above the street and is reached via a set of stairs built on a two-part retaining wall. On the main elevation there is a double height square bay topped with a gable (with decorated infill). To the right is a highly decorative entrance porch with a plain sash window above. The house is clad with rusticated weatherboards, while the windows are all double-hung sash windows.

129-135 Elizabeth Street

The houses from 129 to 135 Elizabeth Street were all built to the same plan for Messrs Howie and Matthews in 1906. The plan outlined a small box bay villa with two bedrooms, a dining room, sitting room, scullery and very small bathroom.¹⁵⁴

Howie and Matthews were successful Wellington-based contractors who were active from c.1900 to 1920. They worked locally and in other parts of the North Island, mainly on large contracts but they were also house builders. Most of their work involved erecting single dwellings or making alterations, but there are four permits

¹⁵² 9/97, Boarding House: 127 Elizabeth Street – 1946-1983, WCA

¹⁵³ C25128, 127 Elizabeth Street, convert dwelling to 2 flats - 1 August 1967, WCA

¹⁵⁴ 7090, 129, 131, 133, 135 Elizabeth Street, four dwellings – 2 May 1906, WCA

that relate to multi-house speculative builds. In addition to Elizabeth Street, they constructed groups of houses at 71-81 Freyberg Street, 172-180 Owen Street, and 162-186 Onepu Road. The Elizabeth Street group is certainly the most intact of the four groups and, along with the houses across the road built by Charles Lamberg, are an excellent example of early 20th century speculative building. They would have been a challenge though, requiring the construction of a building platform some metres above the street level.

In 1913, the four houses were still owned as a group lot. They were advertised for sale as five-roomed buildings containing all conveniences. The property was described as 'bringing in £208 per annum in rent, is in a good position, and the houses are well designed, and in good order; let to first-class tenants, and always in good demand'.¹⁵⁵ By 1919, the houses were being offered up for individual sale.¹⁵⁶



129 Elizabeth Street

129 Elizabeth Street appears to have had few changes made to it until the 1980s, when permits were granted for additions and alterations. It is possible that this was when the rusticated weatherboards were replaced with the lapped ones we see today. The early decades there was a quick turnover of tenants but Lucy Haigh, and later, Michael Barry, a seaman, were two reasonably long-standing tenants in the 1910s to 1930s.

In 1995, an earlier retaining wall was replaced; today it is a concrete wall with a staircase built into it, topped with a wooden fence. Much of this retaining wall and the house are hidden behind a large olive tree.

131 Elizabeth Street

131 Elizabeth Street appears to have been rental accommodation until at least the mid-1930s, with a high turnover of names in the street directories. In 1936 Julia C Long is listed and remained in the house until 1955, but she probably rented the

¹⁵⁵ *Evening Post*, 27 September 1913, p. 8

¹⁵⁶ *Evening Post*, 31 May 1919, p. 8

house – the owner on Council correspondence in 1942 was W Burge.¹⁵⁷ Mrs Long may have taken in boarders – two advertisements for such appear in the newspaper during her time in the house.¹⁵⁸



In 1942, the retaining wall of the house had to be replaced, partly due to an earthquake that year and partly due to the existing condition of the wall. The wall had cracked from pavement to top and was 'in a bad state, is a menace to pedestrians using the footpath and should be taken down and rebuilt'.¹⁵⁹ From the wall's current appearance, it may have had work done recently as well – the concrete along the bottom of the wall and ground appears new, as does the wooden staircase leading up to the property.

The house itself has had minor alterations; the sash windows on the verandah have been replaced with casements and stained glass fanlights and the whole of the building re-clad in lapped weatherboards.

The house itself has had minor alterations; the sash windows on the



133 Elizabeth Street

A few long-term occupants in the *Wise's Street Directory* indicate 133 Elizabeth Street was owner-occupied. The occupants of the 1920s, the Cants, were fairly well off. An advertisement in 1925 selling the contents of the house (Mrs Cant was moving to Auckland) included a number of items, such as '2 valuable skin rugs'.¹⁶⁰ In 1962, owner SES Baxter applied for

¹⁵⁷ 50/1054/61, Damage by Earthquake to Building, 131 Elizabeth Street, Mrs W C Burge – 1942, WCA

¹⁵⁸ *Evening Post*, 21 March 1941, p. 3; *Evening Post*, 20 February 1937, p. 11

¹⁵⁹ 50/1054/61, Damage by Earthquake to Building, 131 Elizabeth Street, Mrs W C Burge – 1942, WCA

¹⁶⁰ *Evening Post*, 30 June 1925, p. 8

a permit to add a porch to the rear of the house.¹⁶¹

133 Elizabeth is the most altered this group of houses, with a roof-top extension visible on the right side of the roof and the front sash windows having been replaced with French doors. Its fretwork is plain and it has a white picket fence atop of the concrete retaining wall.

135 Elizabeth Street

135 Elizabeth Street appears to have been rented out, at least since 2000 and possibly before then. In the 1930s, the occupiers took in boarders, with rooms advertised to let in the newspaper.¹⁶²



The house sits on top of a cinderblock retaining wall with stairs running up the wall. Apart from what is assumed to be modern fretwork on the verandah, there appear to have been relatively few changes to the house, which may be the least altered of the group.

137 Elizabeth Street

137 Elizabeth Street was built in 1902, another of Charles Lamberg's many houses. It was a two-storey villa with a square bay window, recessed door on the ground floor and two double hung sash windows on the top floor. The original plan is sparse, giving little indication of each room's purpose, but it likely that there was a drawing/sitting room and a dining room downstairs and four bedrooms upstairs.¹⁶³

In the late 1940s, when hairdresser James Houlihan was the occupant, the house was a rental. In 1952, the council warned the owner, Teresa Allen, that the house needed significant repairs, including replacing a lot of decayed timber and weatherproofing the roof. Allen advised the council through her lawyers that she was trying to take occupancy of the house and once this was done, the repairs could get underway.¹⁶⁴

Rather than simply doing repairs, Allen had the house renovated with significant additions to the rear of the house and appeared to move in. The extensions included

¹⁶¹ C10311, 133 Elizabeth Street, porch – 26 April 1962, WCA

¹⁶² *Evening Post*, 9 June 1934, p. 2

¹⁶³ 4668, 137 Elizabeth Street, dwelling – 3 February 1902, WCA

¹⁶⁴ 45/1428, Condition of premises: 137 Elizabeth Street, Mrs Allen (owner), Mrs Houlihan (occupier) – 1952-1953, WCA

a sewing room, upstairs deck off the kitchen and a 'dINETTE'. The box bay at the front was removed, presumably replaced by the casement windows currently installed.¹⁶⁵



Four months after Allen's permit, however, another one was lodged. It shows that Allen's renovations were carried out, but the house was now in the possession of a Mr. Sternberg. He converted the house into two flats through two small renovations: new kitchen fittings in the sewing room and a new partition to separate off access to the

upstairs.¹⁶⁶ At only £75, it was a cost-effective change to greatly improve his return.

Today the house is still two flats but the changes have removed the house's character. The upstairs windows are top hung single lights. On the ground floor, a fanlight and casement combination sits on either side of a fixed pane and a glazed porch shelters the entrance. A tall fence shelters a small outdoor patio area at the front of the building.

139 Elizabeth Street

139 Elizabeth Street is a low, double bay villa with access at the side of the house. Originally built in 1900, this is one of the nine houses Charles Lamberg built on Elizabeth Street and one he actually lived in.¹⁶⁷

Lamberg's nine houses were built over a two year period in 1899-1900. He appears to have moved from his house on Austin Street to this house in 1900. Three years later, after a long illness, Lamberg passed away.¹⁶⁸

One of the prominent early occupants of the house was George E James, who was Traffic Superintendent of the City Tramways for many years.¹⁶⁹ James and his wife

¹⁶⁵ B35123, 137 Elizabeth Street, dwelling alterations – 24 September 1953, WCA

¹⁶⁶ B36975, 137 Elizabeth Street, conversion of dwelling to two flats, 20 October 1954, EVA

¹⁶⁷ Evidence from *Wise's Street Directory*. Additionally, in 1901 there were complaints between Emil Pasche (who lived across the road) and Lamberg about wandering chickens, implying they lived close to one another. *Evening Post*, 1 October 1901, p. 4

¹⁶⁸ *Evening Post*, 5 May 1903, p. 5

¹⁶⁹ *Dominion*, 5 May 1910, p. 2

dubbed the house 'Hyde Villa' and used the drawing room for entertaining friends. There is mention of a night of musical entertainment in the newspaper,¹⁷⁰ and their silver wedding anniversary event (which the Pasches from across the road attended).¹⁷¹ The use of the drawing room and a lack of any building permits at this time would imply the Georges found the house ideal for their lifestyle and didn't need to alter it.

The varied occupants who came after the Georges, however, used the house in a different way. Throughout the 1930s and early 1940s, they advertised rooms to let in the newspaper, using the additional rooms as a money-earning space, rather than for entertainment.

In 1966, the use of the building changed again when it was converted into two flats. Despite the variation in occupation, the house appears little changed from the front. It is still a single-storey, double-bay villa with double hung sash windows. The roof has possibly been replaced at some point – it appears in very good condition – and has a prominent brick chimney on the street-facing roof slope.

The main change to the streetscape is the concrete driveway to the left of the house. This probably installed in 1985 when a garage was added to the rear. The heavy cinder block fence at the front of the house are somewhat out of character with the house.



¹⁷⁰ *Dominion*, 21 December 1912, p. 4

¹⁷¹ *Evening Post*, 3 June 1913, p. 9

4 Assessment of heritage significance

Cultural heritage values

Aesthetic value

Does the area have architectural or artistic value because it embodies distinctive characteristics that may include design, style, type, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

Elizabeth Street contains considerable stretches of workers' housing – mostly 19th century in origin – much of it in reasonably authentic condition. They demonstrate the kind of simple designs, building techniques and use of materials that characterise such streets.

Does the area 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 street of charm and interest. The scale of the houses matches the narrowness of the street width. There is considerable visual interest in the way the cottages and houses relate to each other and address the street. This is a place that offers an obvious contrast to the larger and more ornate houses on Mt Victoria's main streets.

Does the area convey a sense of cohesiveness through characteristics that may include age, history, design, style, scale, materials, setting, craftsmanship, or use?

There is a strong sense of consistency and compatibility in several parts of the area, notably at the eastern end where many of the houses were built from the same plan. Both blocks of the street were built at different times but over a relatively short period – the 1870s to the late 1880s for the lower block, early 1900s for the upper portion. This also aids the impression of cohesion, with many of the houses showing the use of similar materials, forms and architectural motifs.

Historic value

Does the area contain parts or places associated with an important person, group, or organisation?

The area was generally working class and there were few people of note living in the area. However, it does have collective value for its role as the home for (mostly)

tradesmen and their families before late 20th century gentrification changed the area. It was close to the city but not a slum, as was typical of a number of streets in nearby Te Aro.

Does the area contain parts or places associated with important historic events, themes, patterns, phases, or activities?

Scientific value:

Does the area have archaeological value for its ability to provide scientific information about past human activity?

This is an area of high heritage value that has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century living in a suburb that developed and changed rapidly in that period.

Does the area have educational value for what it can demonstrate about aspects of the past?

The houses in this area, and their internal arrangements, can tell us something about the way people lived their lives in 19th and early 20th century working class areas of Wellington.

Does the area have technological value because it embodies a collection of elements of design, detail, materials, or craftsmanship that represent significant construction or architectural achievement or innovation?

The area has some technological value because it demonstrates a range of construction methods used in the construction of simple timber houses during the late 19th and early centuries. Of particular note are the various pattern book worker's cottages that are a particular feature of the eastern end of the street.

Social value:

Does the area represent a focus of high public esteem?

There is local awareness of the importance of Elizabeth Street as a street with high heritage value. This has also steadily translated into more houses in the street being restored and upgraded.

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

Does the area represent a focus of community, regional, or national identity?

Does the area contribute to sense of place or continuity?

Does the area represent a focus of community sentiment and connection?

2 *Level of cultural heritage significance*

Rare

Is the area rare, unique, unusual, seminal, influential, or outstanding?

The area is rare, in that it is a surviving example of a 19th century street mostly made up of workers' dwellings. Parts of Elizabeth Street are particularly old by Mt Victoria standards, with a number of the houses in the lower portion of the area built in the 1870s. In fact, this part of Mt Victoria contains more houses from that decade than any other.

Representative

Is the area a good example of the class it represents?

As a street that is based mostly on variations of 19th century workers' dwellings, Elizabeth Street is generally highly representative of such settlements. The nature of the formation of the street and subsequent subdivisions suggest that it was always going to be occupied by people on limited incomes and the street demonstrates 30 years of construction of various house types.

Authentic

Does the area 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 street presents varying degrees of integrity and almost every house has had some sort of modification. Many houses retain strong integrity from the time that they were altered early in their histories. Some houses tell their history through the physical changes. Overall, the area has

Local/Regional/National/International

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

Local.

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Pers. comm. David Lee to Michael Kelly, 17 June 2017

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<http://harcourts.co.nz/Property/790895/WL243369/96-Elizabeth-Street>

<http://wellingtoncityheritage.org.nz/buildings/1-150/107-elizabeth-street-houses-1890s?q=>

http://www.paulinechingarchitect.co.nz/?arkon_portfolio=inner-city-home-and-office

BB-2235-1/1-G, 'Overlooking Wellington City', ca 1884, Alexander Turnbull Library
PA1-o-041-2, 'Part 2 of a 5 part panorama of Wellington City from Mount Victoria', ca 1878, ATL

Ellice Street Heritage Area

Mt Victoria



June 2016

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1 Executive summary (or brief statement of significance)

Lower Ellice Street Heritage Area is composed of a significant group of predominantly Victorian houses, many of which date from the 1870s and are among the oldest in Mt Victoria.

There 11 houses in the area, located on the north side of Ellice Street, from 21 to 41 Ellice Street. They are all timber dwellings with corrugated iron roofs occupying long narrow sections that are largely as they were at the time they were subdivided and built on. A number of the houses would appear to have been built from the same general design.

Although the houses are not uniform in appearance, some of those differences have come from the changes made to the houses over their histories. Only one of the house's street façades retains its original appearance and that was courtesy of a later restoration.

A characteristic of many of the houses is that they have been for a long period, or still are, rental properties. Some houses began life as rental properties, later became owner / occupier and, then, were again rented out. Early owners and occupants were a mixture of the working and middle classes, from menial workers to skilled tradesmen and professionals. This remained the general arrangement throughout much of the 20th century. Today most of the tenants are young people.

The relative integrity of the houses, their homogeneity and shared history and picturesque qualities make this an area of high heritage value.

2 Description of area

2.1 Area – contents and boundaries

Lower Ellice Street Heritage Area is a rectangular area at the western end of Ellice Street, between Brougham Street and the intersection with Sussex and Dufferin Streets. This area includes 11 houses on the north side of Ellice Street – 21 to 41 Ellice Street inclusively.

2.2 Other features

None.

2.3 Archaeology

This is an area settled during the second half of the 19th century that has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century living.

2.4 Setting

Ellice Street sits in the south-eastern corner of Mt Victoria at the foot of the hillside. The suburb and its houses are to the north and east, while, to the south and west, are St Joseph's church, associated buildings and car park, the Paterson Street entry to Mt Victoria Tunnel, the schools of St Marks and Wellington College, the Basin Reserve, the suburb of Mt Cook and the former National Museum. Viewed from the south-east, the area is framed by the suburb and the Town Belt.

2.5 Structures and features

The houses contained in this area are mainly two-storey (9 out of 11) and of a simple form, rectangular in plan with a pitched roof (5 out of 11 – the roofline of one has been altered). Two houses have square frontages and hipped roofs, two are single storey cottages (but significantly altered) and one is a modern house at the back of a section. There is physical evidence that six of the houses were built from the same basic plan. Overall, decorative embellishment is minimal and confined to timber detailing on bargeboards and verandah posts.

A feature of nearly all of the houses is that were built on long narrow sections, all of which bar one have survived intact. Some of the houses have small cottage gardens and historically appropriate fences on the street elevations.

2.6 Area plan



3 Historic context

3.1 History of area

The Crown Grant for the land occupied by lower Ellice Street (Town Acre 293) was issued to Louisa Inglis in 1863 and the following year she sold her holdings to William Waring Taylor,¹ a well known 19th century Wellington businessman and politician. He had a large house built nearby on what was later Paterson Street in 1869 and, albeit much altered, it still stands.

In 1878, Taylor sold his land and moved to the Rangitikei. Town Acre 293 was brought under the Land Transfer Act and, very quickly, land was sold and houses built. The parcels were generally narrow and faced south so it is unsurprising that they were generally taken by workers or people starting out in the property market. Six of the houses are so similar, or rather were when they were constructed, that they are likely to have come from the same plan, even though they were built by different owners.



A detail of an image of the Basin Reserve and Mt Victoria c1900. The houses at either end of the area are arrowed. (1-2-104787-F, ATL)

¹ Deeds Index - Town of Wellington - Folio 1 to Folio 354, Record No.: 1 Part 2, Town Acre 293

By 1892, almost all the parcels of land between Kent Terrace and Brougham Street had been built on and all but one of the houses in the heritage area had been constructed. The last, no.41, was built on land subdivided from properties on Brougham Street in the early 1900s.

Ellice Street, was, as it still is, close to town and to the Basin Reserve, and very close to the route of the horse-drawn trams that went to and from Newtown from 1882 to the early 1900s. From 1904, the electric trams took over. Even before the arrival of the motor car, traffic around the Basin Reserve was a public issue.



Lower Ellice Street in the early 1930s. (PAColl-5933-09, ATL)

A large proportion of the houses have been, or still are, rental properties. Some houses began life as rental properties, later became owner / occupier and, then, were again rented out. Early owners and occupants were an interesting mixture, from workers and skilled tradesmen through to skilled specialists such as the geologist James Park and engineer Charles William. In general they were working class or skilled tradesmen with families. This assortment of residents remained a characteristic of the area for much of the 20th century. Today, most of the properties are rented to young people.

The houses have all been through changes, to some extent or another. Most of the houses were built in a narrow time period (1878-1885) and their basic form – the two-storey pitched roof cottage – is very characteristic of its mid-Victorian origins.

During the 1920s, many owners replaced double-hung windows with casement and fanlight combinations of various kinds, derived from the California bungalow style that was highly fashionable at the time. Ground floor windows were replaced with bow windows, again containing casement and fanlight windows. This kind of change happened all over Mt Victoria. Today, only one house retains its original window configuration (no.33) and this is courtesy of a late 20th century restoration.

The wider area has seen much external change. It has always been a busy part of town, with traffic heading south around the Basin Reserve. As the city grew, so did the amount of traffic. In 1932, the completion of the Mt Victoria Tunnel vastly increased traffic past Ellice Street because it was part of the original route to the western tunnel portal. The construction of the Paterson Street extension in 1957 took that traffic away, although Ellice Street has always fed Mt Victoria traffic to the Basin Reserve. Houses on the other side of Ellice Street have gradually diminished in number, partly because of proposed roading projects that have required the taking of private land.

The potential biggest impact on the area in recent times came from a proposal by the New Zealand Transport Authority to build a bridge from the western portal of the Mt Victoria tunnel to the western approaches to the Arras Tunnel as part of a broader approach to improving traffic flows both on State Highway 1 and in Wellington city. The loop of the bridge was designed to take it within metres of the intersection of Ellice Street and Dufferin Street and, being a large, elevated structure, would have had a deleterious effect on the quality of life of Ellice Street residents. The Board of Inquiry held to decide on the proposal turned it down in 2014, a decision confirmed the following year.

3.2 History and description of key structures

21 Ellice Street

This two-storey seven-roomed villa was built by (or for) Edmund Platt in 1879.² Platt was a master plasterer and his company, Platt and Sons, worked on a number of important buildings around Wellington between 1890 and 1912. These included the original Central Library (1891) and the Bank of New Zealand Head Office (1900). The Platts later moved to Northland, where they built more houses for the family.³ Herman Wollerman, a wine, spirit and tobacco merchant, purchased the property in 1905.

While Wollerman was the owner, the building was declared unfit for habitation by the District Health Officer, who suggested a range of improvements to the property

² Wellington City Council Te Aro Ward, Rate Book 1879-80, Wellington City Archives (WCA)

³ Fill, Barbara, 'From an age of adornment: Edmund Platt and sons' in *Historic Places in New Zealand*, Sept 1985, No.10, pp. 20-21

to make it habitable again. It is assumed – although there are no records – that the repairs were carried out.⁴

Wollerman leased the property to a succession of tenants, including Arthur Markham, a civil servant who went on to become Secretary (head) of the Post and Telegraph Department. Wollerman himself went on to fight for the 5th Wellington Regiment in the Samoan Advance during World War I, which he survived. In 1917, Elizabeth Armstrong took up residence, followed by Weldon Lazenby, wharf labourer, in 1921. He was followed by tailor Isaac Sherr. The next two occupants were probably widows - in 1931 Mrs F Blake, followed by Lucy McDonald in 1948. From 1961/2 to 1981 Chris Pastelidis, another Post & Telegraph employee, resided at the property.⁵ Since then it has had a wide assortment of occupants, presumably mainly tenants. The present owner is Irene Halakas.



21 Ellice Street. (A. Mulligan 2016)

The building was in the ownership of a Mr Toohill when the 1942 Wairarapa earthquake caused extensive damage to the dwelling. The following year Toohill employed builder C.F. Grave to demolish then rebuild the chimneys, rebuild the partitions and repair the roof at a total cost of £150.⁶ Although not recorded, there have been substantial changes to the front elevation, including the loss of the verandah and the replacement of every window and the rebuilding of the porch. There is little sign of original windows on the house. A

lean-to was added to the side of the house, but again it is not known when this occurred. These changes have stripped the house of some of its visual interest. The main portion of the house has a hipped roof, rusticated weatherboards and wide eaves with paired brackets. There are extensions to the rear of the house, either original or very old.

23 Ellice Street

This two storey cottage was built by Thomas Reeve in 1879. Little is known about Reeve, but the house was subsequently purchased by James Park, a geologist who

⁴ 00233:376:1920/1245, WCA

⁵ *Wises Post Office Directory, 1902-1979*

⁶ 00056:285:B22879, WCA

was later the director of the Thames School of Mines and professor at the Otago University School of Mines.⁷ It is not known if he lived in the house.

Elizabeth Airth purchased the property in 1893. She was resident when she added her signature to the suffragette petition submitted to Parliament.⁸ Airth remained in the house until her death in 1920. The house was then bought by carpenter John Callister and occupied by his family until the early 1950s. The house appears to have been largely a rental property since then.



23 Ellice Street. (A. Mulligan 2016)

The only recorded changes to the house are £300 of unspecified additions and alterations undertaken by Mrs K.C. Callister in 1929.⁹ This may have been a single storey extension to the rear – a self-contained flat - that was rebuilt by owners George and Irene Halakas in 1991.¹⁰

The small cottage is simple in design, with rusticated weatherboards and pitched roof clad in corrugated iron. The entrance porch is a later addition. The windows have clearly been changed; the present ones date from the 1920s. At least part of the lean-to arrangement to the rear may be original or an early addition.

25 Ellice Street

John Matthew Goldfinch built what was to become known as 25 Ellice Street in 1879.¹¹ Goldfinch was an accountant in the Police Department and very involved in

⁷ Gavin McLean. 'Park, James', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, updated 7-Jan-2014 URL: <http://www.TeAra.govt.nz/en/biographies/3p8/park-james>

⁸ 'Women's suffrage petition', URL: <https://nzhistory.govt.nz/politics/womens-suffrage/petition>, (Ministry for Culture and Heritage), updated 10-Jun-2014

⁹ 00056:90:B8458, WCA

¹⁰ 00059:480:E23131, WCA

¹¹ Wellington City Council Te Aro Ward, Rate Book 1879-80, WCA

the Masonic fraternity.¹² In 1886, Harriet Tustin, originally from Yorkshire, who arrived in New Zealand in 1859, purchased the property.¹³

The next resident was William Neill, who was followed by the Manly family, who owned and resided in the building between 1894 and 1913. Subsequent occupancy, from 1921, was J. Hutchings, a clerk, followed by Edward Jones, a joiner, in 1926, who made significant changes to the house, and then, in 1931, Frances Scoringe. In 1939 Ernest Tate, a labourer occupied the residence, followed by Reginald Wishart and Kath Mahoney in 1948. In 1955, J Mudgway was followed by Thomas Johns, a tiler, and Mrs Mavis Silby. By 1975 Sydney Hale and W Thompson, were occupants.¹⁴ Since then the house has had a variety of owners and occupants. It is presently owned by Rebecca Curtis, who also has occupied the house, along with a number of others.



25 Ellice Street. (A. Mulligan 2016)

There have a number of changes to the villa. In June 1924, major additions, including a transformation of the front façade, were undertaken by then owner and builder Edward Jones at a cost of £100.¹⁵ The house was repiled in 1964.¹⁶ In September 1983 the rear of the existing dwelling was demolished, a new ground-floor kitchen built and the rest of the house upgraded. Two flats (possibly created in the early 1980s) were converted back to a single dwelling.¹⁷

This two-storey, pitched roof house retains its 1920s appearance on the front elevation, with bow windows on both floors, a half timbering effect as part of the external

¹² *Evening Post*, 21 February 1895, p.3

¹³ *Wanganui Chronicle*, 20 June 1893, p.2

¹⁴ *Wises Post Office Directory*, 1896-1979

¹⁵ 00055:32:A2979, WCA

¹⁶ 00058:330:C14243, WCA

¹⁷ 00432:197:16257, WCA

cladding, and an awning over the ground floor window. There is little sign of any original windows on the house, although the rusticated weatherboards remain on other elevations.

27 Ellice Street

This house was built by Philip Roberts in 1879. It was designed as a single storey wooden dwelling consisting of four rooms and a scullery with a detached washhouse and bathroom.¹⁸ A year after this house was built, Roberts built another house at the rear of the property on the same piece of land. Both dwellings were subsequently purchased by steward George Parkhouse. He sold it in 1900 to the McGregor family. It was then bought by David Andrews in 1905. It would appear that most of the house's owners have not lived there.

Most occupants have been working class people. George Taylor, a steward, followed in 1896 by George Cole. In 1910 Frederick Flan, a painter, as resident. He later went to fight for the Wellington Regiment during World War I, (from which he deserted for a period).¹⁹ A succession of men (and presumably their families) who lived in the house, included from 1913, Frederick Brewer, a baker, then Frederick Brooks, a labourer, Walter Samson, an auctioneer, from 1926 and from 1935 James Harris a tiler. Later occupants reflected post-war immigration, including Michael Zavos, restaurant owner Arabajis Coster, and, in 1991, Pacific Islanders Jayne Vagai Tomane and Lomi Mark Tomane.²⁰

The house has undergone substantial changes. In June 1921, when it was owned by Paul Sherr and occupied by Mrs Brookes, the City Engineer decreed that 27 Ellice Street, was, (under the 1920 Health Act), because of its disrepair and insanitary conditions, 'unfit for habitation'. They recommend extensive improvements, including new piles and sleeper plates under the kitchen floor; weatherboarding, flooring and window frames to be replaced with sound material and the old washhouse and bathroom to be pulled down.²¹ In response, Sherr immediately undertook improvements to the property. He altered the kitchen and bathroom at the rear of the house, and added a front extension which enlarged the living room giving the road-front a bungalow appearance. ²² In June 1922, unspecified additions and alterations were undertaken by builder A French for owner M. Webster at a cost of £100. ²³ In 1927 there was an addition by builder French again at a cost of £83.²⁴ Later work included repiling in 1982 and further additions and alterations and the

¹⁸ 00233:394:1921/812, WCA

¹⁹ R21003352, Archives New Zealand

²⁰ *Wises Post Office Directory*, 1896-1979

²¹ 00233:394:1921/812, WCA

²² 00053:209:11528, WCA

²³ 00055:3:A221, WCA

²⁴ 00056:35:B3418, WCA

construction of a garage in 1983.²⁵ The house has been tenanted for most of its history. This remains the case today.



This is one of only two single storey houses in the area. Built close to the street, the house has a shallow pitched roof clad with corrugated iron. The main elevation has a 1920s appearance,

27 Ellice Street. (A. Mulligan 2016)

courtesy of the major changes made to the house in 1921 and thereafter. The bow window and the lapped weatherboards in the gable infill are the obvious features.

29 Ellice Street

The first house on this site was built in 1880. It was located at the rear of no.27. Both dwellings were originally on the same piece of land and constructed in succession by Philip Roberts. The rear dwelling was originally a two storey timber building and with a corrugated iron roof. For a period of time it was the home of Henry Webster, a picture framer and art dealer who, for 18 years, ran H. Webster & Co, a successful picture framing and art dealership from his premises at 43 Taranaki Street.²⁶

By 1971 the building was in an advanced state of disrepair and neglect. Notice was served by the City Engineer's Department and it was demolished.²⁷ In 1983, owner of the building in front (no. 27), Richard Shute, applied for permission to erect a new two-storey, four-bedroom house at the rear, which he built the following year.²⁸ This is the building that still stands today.

²⁵ 00058:0:C58411 and 00058:0:C62292, WCA

²⁶ *Evening Post*, 17 July 1929, p.2

²⁷ 00009:171245/142/34, WCA

²⁸ 00009:1711:45/142/4, WCA

31 Ellice Street

Alexander Leslie, about whom little is known, built this two storey cottage/villa in 1879.²⁹ Thomas Proudfoot, a well-known Wellington businessman and commercial traveller purchased it in 1883 and then soon sold it to Louisa Evans who owned it until her death in 1905.

The occupancy has been steady; from 1894 James Shannon occupied the house, then John Abram, master mariner, resided there until 1908 when Harry Samuel and Miss Henrietta Moore, music teacher, moved in. From the 1960s the Chung family occupied the house.³⁰



There are few records of changes to the property. In 1982 the house was repiled by owner Edwin Taylor,³¹ and in 1995 a fireplace was installed.

This is a two storey cottage with a pitched, corrugated iron clad roof. The convex verandah and ground floor arrangement of entrance and window appears to be original. The upstairs double-hung sash window has been replaced at some point by a modern three pane arrangement that includes two casements. The decorative bargeboard is capped by a finial. There are rusticated weatherboards on the front elevation but lapped on the side.

31 Ellice Street. (A. Mulligan 2016)

33 Ellice Street

John Schwartz built this two storey cottage with his new wife, Sybilla, in 1879.³² A linguist, Schwartz taught evening classes in French and German.³³ He was also

²⁹ Wellington City Council Te Aro Ward, Rate Book 1879-80, WCA

³⁰ *Wises Post Office Directory*, 1894-1979

³¹ 00058:0:C58437, WCA

³² *Evening Post*, 16 October 1878, p.2

³³ *Wellington Independent*, 16 March 1872, p.1

involved in an assortment of business projects and went on to become secretary of the Equitable Building and Investment Company.³⁴

The next owner was engineer Charles William who purchased the property about 1895. In 1899, Amelia De Castro, widow of the Reverend Charles De Castro, who



33 Ellice Street. (M. Kelly 2017)

had been both chief clerk of the Public Trust and a Church of England minister, purchased the property.³⁵ Ten years later the property she sold the house to Arthur Billingham.

The house has largely been rented out and as such has been home to a wide assortment of tenants. Among the early occupants were J.W. Batten, a music teacher, Hopkins Park, an asphalter. Between 1935 and 1975 the Desmond family occupied and owned the house. Between 1984 and 1995 Christine Laven was a constant occupant, with an assortment of other flatmates. The house remains tenanted.

In 1930, the rear scullery was demolished and a bedroom addition built for owner Ms J Desmond by builder F Truorow at a cost of £60.³⁶ The following year she constructed a small stand-alone bakehouse in the back garden. It was constructed by builder Barr Brown at a cost of £95.³⁷

This house is somewhat different from others in the street in that it has a half-hip gable rather than a pitched roof. It did not start out like that. It is possible that the changes, which are not recorded, were undertaken at the same time the front elevation was altered with the replacement of the original windows. The appearance of these windows, four casements with fanlights on the first storey and a bow window, with casements and fanlights, on the ground floor, suggests the changes were made in the 1920s. The weatherboards are rusticated on the front elevation and lapped on the side. The roof cladding is corrugated steel.

³⁴ *Evening Post*, 5 January 1907, p.5

³⁵ Wellington City Council Te Aro Ward, Rate Book 1899-1900, WCA; *Evening Post*, 23 June 1898, p.5

³⁶ 00056:108:B9890, WCA

³⁷ 00056:124:B11244, WCA

35 Ellice Street

Ann Luke, wife of Samuel Luke, built this house in 1885.³⁸ This property's history is linked with the neighbouring property at No. 37 Ellice Street. Both were owned by various members of the Luke family, a Wellington family prominent in local and national politics. Ann Luke sold the house to Samuel Luke in 1889. When the latter died in 1900, Charles Manly Luke owned the property, until Jacobina Luke purchased it the following year.³⁹ By then Jacobina Luke also owned no.37. She sold both of them to Elizabeth Buskett in 1907, ending the Luke family's 22 year association with the house.⁴⁰



35 Ellice Street. (M. Kelly 2017)

Until at least 1918, both properties were owned and sold together. Frank Fanning brought both properties in 1912, and then Thomas and Andrina Parker purchased them in 1916.⁴¹

Occupancy throughout these early years was relatively stable. In 1913, William Miles, a bootmaker, was the occupant. Then from 1921 Elizabeth Blake lived at the property, followed by Thomas Joy, then John White in 1939, and in 1948/49 Valderama Edestrom. From 1955 the occupant was again Thomas Joy. Later occupants included S.M. Rainbow in the 1960s and in the late 1970s, a Ms Wise. Since the 1980s the number of occupants suggests that the house has largely been a rental property.

As with a number of other in the area, the front elevation has been altered with the 1920s' period windows on the ground and first floor. No record of this change has been located. Two major changes have been undertaken to the rear of the property; a

³⁸ CT WN39/28, Land Information New Zealand (LINZ)

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ CT WN39/27, LINZ

new washhouse extension in 1925,⁴² followed by a further extension to the laundry in 1960 for the sum of £120.⁴³ The house was repiled by owner D Stephens in 1982.⁴⁴

This two-storey house abuts no.33. It has a pitched roof clad in corrugated iron and a slightly pitched ground floor verandah, with decorative brackets on the posts. There are casement windows on the first floor and a set of four casements and fanlights on the ground floor. The weatherboards are rusticated on the front elevation, ground floor but the upper floor seems to have a manufactured external cladding which is continued on the sides.

37 Ellice Street

This house was built about 1881 by engineer John Luke, who was later Mayor of Wellington between 1913 and 1924. Jacobina Luke, his wife, owned the property from 1885. It is possible that the Luke family occupied the house, but by 1896 it was let to tenants.⁴⁵ By 1901, Jacobina Luke had acquired the neighbouring property at No 35 and she sold both properties together to Elizabeth Buskett in 1907. From then, until at least 1918, the two properties were owned and sold together. Frank Fanning brought both properties in 1912, and then Thomas and Andrina Parker purchased them in 1916.⁴⁶

In 1918, no.37 was purchased on its own by Mary Page, then by Caroline McMasters in 1923. The property was bought by John and Wilhelmina Denson in 1927 and occupied by their family until Wilhelmina's death 18 years later.⁴⁷

The earliest known tenant was Benjamin Ackroyd in 1896/97. He was followed by gardener Arthur Pike in 1910. In 1911 Mrs Irwin, a nurse occupied the house, then, from 1917, Alfred Mitchell. In 1921 Henry McLaughlin, a bootmaker, was in residence, followed by Alfred C Downes. From 1931 John Denson and family occupied the house, followed by John O'Sullivan, a grocer, and his family in the late 1940s.⁴⁸ In 1981 Theodora Allan, Douglas Matheson and Daniel Stilinovic occupied the house. Current owners and occupants Alan Olliver and Julie Middleton purchased the property in August 1983.⁴⁹

This house is the only one in the area that retains its original street appearance, but it isn't entirely original fabric. The house has undergone a number of major changes. Unspecified additions were undertaken in 1925, which may have been when the

⁴² 00055:42:A3912, WCA

⁴³ 00058:156:C7349, WCA

⁴⁴ 00058:0:C59033, WCA

⁴⁵ CT WN39/27, LINZ

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ *Wises Post Office Directory, 1896-1979*

⁴⁹ CT WN39/27, LINZ

front elevation was altered.⁵⁰ In 1943 a new addition and interior alterations were undertaken for the Denson family by Wellington architects Gray Young, Morton & Young at a cost of £500.⁵¹ In 1960 there was a further dwelling addition.⁵²



37 Ellice Street. (A. Mulligan 2016)

In 1983, when Alan Olliver and Julie Middleton purchased the property, they began restoring the house. Over the following 10 years they undertook all the building, repiling, painting, gibbing, fencing and landscaping themselves and only hired tradesmen when they needed to. As part of this work they researched the history of the property and restored the front of the house to its original appearance with double hung sash windows, a verandah, finial, white picket fence and cottage garden.⁵³ They repiled the property in 1990.⁵⁴

This pitched roof house has a pair of double hung sash windows, with arches, on the top floor and a convex roofed

verandah on the ground floor. It shelters a row of three sash windows. The weatherboards on the front elevation are rusticated while on the side are lapped. The

⁵⁰ 00055:42:A3912, WCA

⁵¹ 00056:288:B23027, WCA

⁵² 00058:156:C7349, WCA

⁵³ See submission by Middleton and Olliver to Basin Bridge Proposal

http://www.epa.govt.nz/resource-management/NSP000026/NSP000026_Middleton_Alan_Olliver_and_Julie_103544.pdf [retrieved 30 June 2017]

⁵⁴ 000:40:5:E681843, WCA

roof is corrugated steel. At least part of the extension to the rear of the house (also pitch roofed) is original.

39 Ellice Street

This building was built in 1878 by engineer John Gibb and it had several early owners. John McLean purchased the property in 1899, and then he was joined in ownership by George McLean, to whom he may have been related. In 1907 it was purchased by William McLean, who may also have been a relative. William Harrison purchased the property later that same year.

Harrison, his wife Jessie and his family occupied the property continuously for the next 79 years. He ran an importing business from the premises, widely advertising in local newspapers an assortment of pianos and sewing machines – ‘guaranteed brand new’.⁵⁵ In 1924 he undertook significant alterations, particularly to the front of the house; the front wall was extended by two feet and the veranda removed, a bathroom was inside added and at the front of the section a concrete garden wall and garage were constructed. These changes were designed by architect A Victor Smith.⁵⁶



39 Ellice Street. (A. Mulligan 2016)

Jessie Harrison died in 1986. Her estate lawyer offered the neighbours at no.37, Julie Middleton and Alan Olliver, the house for the price of the land, as the house was so

⁵⁵ Dominion, 4 December 1915, p.1

⁵⁶ 00055:27:A2575, WCA

dilapidated it was almost beyond repair. They agreed to purchase it, and between tenants, gradually restored the house to its condition today.

This is a single storey residence, set back further from the road than its neighbours, with a small garden and concrete garage. Its appearance seems to be the result of a conversion, in 1924, of what was a typical Victorian cottage with a gable (and bay window) on the east side of the front elevation and a verandah alongside. The bay window has been replaced with a bow window and the extension of the external wall and infilling of the verandah, together with the provision of another bow window and lapped weatherboards, have obscured its origins. The front elevation owes more to its 1920s treatment than anything else.

41 Ellice Street

This two storey villa was constructed in 1901 by Mrs Anna Sewell. The Sewell family was already resident in this street, occupying a neighbouring house on the corner of Ellice and Brougham Streets. They were a musical family – husband Thomas Sewell was a clarinettist with the Wellington Orchestral Society, and their eldest daughter Edith gave piano and musical theory lessons at the family residence.⁵⁷ When Thomas Sewell died in 1900, his widow invested in a new villa in Ellice Street, which she then rented out. Ownership thereafter is somewhat uncertain.

Occupancy of no.41 was relatively stable. Among the long standing occupants was the book publisher and president of the Wellington Working Men's Club and Literary Institute, Alfred E Ballard.⁵⁸ Other tenants have included, from 1935, J Foster, and then, from the early 1960s, Ivy Frethey and Annie Foster, then from 1975 Robert Boyle and Miriam Stephens.⁵⁹ The house has been owned by the Halikias family for several decades. Occupancy since the 1980s suggests the house has been rented out.

It would appear that, externally, remarkably few changes have been made to this building. The house is rectangular in plan, two storeys high, with a hipped roof. There is a small extension to the north-west end of the house. The main elevation has two square bays on its ground floor and directly above that are two pairs of double-hung sash windows. The weatherboards are rusticated; the roof is corrugated steel.

⁵⁷ *Evening Post*, 16 May 1910, p.2

⁵⁸ *Evening Post*, 27 January 1923, p.4

⁵⁹ *Wises Post Office Directory*, 1896-1979



41 Ellice Street. (A. Mulligan 2016)

4 Assessment of heritage significance

Cultural heritage values

Aesthetic value

Does the area have architectural or artistic value because it embodies distinctive characteristics that may include design, style, type, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

Ellice Street Heritage Area contains a group of timber houses that demonstrate their mid-Victorian origins in their form, materials and appearance. Most of these house were built at the same time, over half used a similar design and many even have the same kind of external alterations.

Does the area 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 age and consistent appearance of this row of houses makes a strong contribution to the southern end of Mt Victoria. Ellice Street is a feeder street to the Basin Reserve and its eastern end is a familiar sight to drivers and and pedestrians alike.

Does the area convey a sense of cohesiveness through characteristics that may include age, history, design, style, scale, materials, setting, craftsmanship, or use?

With many of the houses in this area built to a similar design within a short period of time in the late 1870s and early 1880s, there is a coherence and aesthetic value to this group. Despite the changes to many of the houses it is manifestly an area containing 19th century workers' housing.

Historic value

Does the area contain parts or places associated with an important person, group, or organisation?

A handful of notable people owned houses or spent part of their early lives in lower Ellice Street. They include Arthur Markham, later secretary of the Post and Telegraph Department, James Park, later professor at the Otago University School of Mines, John Luke, later Mayor of Wellington.

Does the area contain parts or places associated with important historic events, themes, patterns, phases, or activities?

Scientific value:

Does the area have archaeological value for its ability to provide scientific information about past human activity?

This is an area of high heritage value that has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century living in a suburb that developed and changed rapidly in that period.

Does the area have educational value for what it can demonstrate about aspects of the past?

There may be some educational value in the internal arrangements of these houses, to the extent that they can us something about the way people lived their lives in 19th century Wellington.

Does the area have technological value because it embodies a collection of elements of design, detail, materials, or craftsmanship that represent significant construction or architectural achievement or innovation?

There is technological value in the construction methods used in the building of these 19th century houses. Of particular note is what appears to be a pattern book design used for up to six of the cottages.

Social value:

Does the area represent a focus of high public esteem?

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

Does the area represent a focus of community, regional, or national identity?

Does the area contribute to sense of place or continuity?

Although it is mostly an area occupied by rental houses, a sense of community was demonstrated by the efforts of local residents Alan Olliver and Julie Middleton to restore two houses and in their later submission against the proposed Basin Bridge in 2013.

Does the area represent a focus of community sentiment and connection?

2 *Level of cultural heritage significance*

Rare

Is the area rare, unique, unusual, seminal, influential, or outstanding?

The area is rare, as a surviving concentration of 19th century workers' dwellings in Mt Victoria. Its special character is derived from the consistency of form and appearance and from the age of the houses, with a number built in the 1870s.

Representative

Is the area a good example of the class it represents?

Ellice Street Heritage Area can be considered representative of the kind of mid-Victorian speculator-built housing aimed at the lower end of the market.

Authentic

Does the area 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 area presents a mixture of original and later fabric. The form and footprint of most of the houses has remained intact, while the fenestration and detailing on the

front elevations of a majority of the houses dates from the 1920s. Only in a few cases have there been obvious changes since then.

Local/Regional/National/International

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

Local. This area is important as a surviving example of Victorian-era worker's cottages in an inner-city suburb.

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[retrieved 30 June 2017]

Lower Hawker Street Heritage Area

2-26 Hawker Street, Mount Victoria,
Wellington



May 2017

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1 Executive summary (or brief statement of significance)

Lower Hawker Street is not representative of the time that it was built; rather its significance comes from representing the changes that have occurred since. Most of the houses in the group were constructed in the 1870s and 1880s, but have had their front elevations and yards significantly altered.

The area demonstrates the ease with which early cottages and villas were renovated and it showcases several of the most popular renovations from the first half of the 20th century: replacing sash windows with casements, enclosing verandahs, and generally modernising and adapting the house to the owners' needs. These needs could be residential (making more space for a growing family) or commercial (converting a house into flats), an accommodation to Wellington's fickle climate or simply a matter of fashion – an attempt to modernise the appearance of an older house.

Lower Hawker Street is also an excellent example of the massive impact that cars and the garages needed to house them had on Wellington streetscapes. In the 1910s, the steep front sections of these houses contained mature gardens; with the arrival of garages from the end of that decade, these sections were totally transformed and the gardens removed.

The result of these renovations is not always pretty; indeed, the top heavy nature and block garages of Lower Hawker Street means the area is not as aesthetically pleasing as some other Mt Victoria streetscapes, but it represents an important part of the history of the suburb's history. These changes, along with the conversion of so many of the suburb's houses into rental accommodation in the period before and after World War II transformed Mt Victoria irrevocably. This area of Hawker Street illustrates this as well as anywhere.

2 Description of area

2.1 Area – contents and boundaries

The study area comprises 2-26 Hawker Street continuously, being the houses on Town Acre 392 and parts of 398 and 392.

2.2 Other features

None.

2.3 Archaeology

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

2.4 Area plan



3 Historic context

3.1 History of area

The study area comprises 2-26 Hawker Street inclusively, on the eastern side of the street occupying Town Acre 392 and parts of 398 and 392.

William Donald received a Crown Grant for Town Acre 392 in 1867,¹ and presumably 398 and 399 as he was also paying the rates on these in the early years. He also had land throughout Wellington and Rangitikei.²

For all of his wealth in land, it is difficult to ascertain accurate information about Donald, as there were several other men of the same name in Wellington at that time. He was probably a Scot who had arrived in Wellington in the early 1840s and originally worked as a baker.³ By the time he held land at Hawker Street, he was a brewer.

What can be known is that, like many of Mt Victoria's land owners, Donald held the land without building for a decade; presumably he was waiting for the land to increase in value, whether through time and increased demand or the addition of amenities.

In the 1870s, owners of houses further up Hawker Street asked for amenities to be extended up the street. At a town council meeting in 1874, J.E. Fitzgerald asked for Hawker Street to be formed, 'as it was the only means of access to his house, and at present was quite impassable'.⁴ The tender to do so was granted in 1877,⁵ and money to metal the street in 1878.⁶ The following year it was announced that drainage would be installed.⁷

With Hawker Street's amenities in place, Donald began to sell sections in Hawker Street. In 1878, Frederick Bull and Margaret Caughey paid the first rates on houses on modern-day 8 and 10 Hawker Street and Captain John Fairchild advertised for builders for his villa. The street gradually filled in with Donald selling or leasing land; in the 1879-80 rate books, 16 Hawker Street appears and in the following year 6 and 20.

The early occupants of Hawker Street were relatively wealthy. Frederick Bull was an accountant and invested in gold mines, Margaret Caughey and her sisters owned

¹ *Wellington Independent*, 15 February 1868, p. 3

² *Wellington Independent*, 14 May 1870, p. 2

³ *Evening Post*, 22 December 1881, p. 2

⁴ *Evening Post*, 13 November 1874, p. 2

⁵ *Evening Post*, 2 February 1877, p. 2

⁶ *Evening Post*, 30 November 1878, p. 2

⁷ *Evening Post*, 2 April 1879, p. 2

shops on Vivian Street that they rented out, and John Fairchild was captain of a government steamer. Those who followed were also reasonably well-off; James Paull was a shipwright; William George Tustin supplied painting and wallpaper; and William Munro was a draper.

After this initial period of construction, there was a gap of six years before the next houses appeared, possibly because Donald's probate was being executed. In September 1882, his estate was advertised, including sections in Newtown, Petone, Wadestown, and Rangitikei, as well as three vacant sections on lower Hawker Street.⁸



Lower Hawker Street runs from left to right in the upper middle of this image, taken about 1883. Not all of the sections have been filled. Roxburgh Street is below and Earls Terrace is above. (1-1-025883-G, Alexander Turnbull Library)

In the rate books for 1886-87, a house listed where no. 2 sits. In 1887-88, three houses were built at 4, 10, and 16. Lower Hawker Street was fully occupied by 1889 when nos. 18 and 24 were built.

Lower Hawker Street was originally rather grand and seemed to retain its integrity and status a little longer compared to other inner-city residential streets in Wellington. While many inner-city areas were changing quickly by the 1920s,⁹ only a quarter of lower Hawker Street houses were offering board or had been turned into flats in the 1920s. Only one more was added in the 1930s. A quarter of the houses don't appear to have been flats until the 1970s and another quarter of the houses appear to have never been flats. In any given year after World War One, there was a mix of people and housing types on the street.

While the insides of the homes changed slowly, the outsides were altered over a relatively short period. A 1910 photo of the area shows two-storey villas with a

⁸ *Evening Post*, 6 September 1882, p. 4

⁹ Philip Morrison and Ben Schrader, 'Inner-city living - Early inner-city living and its decline', *Te Ara - the Encyclopedia of New Zealand*, <http://www.TeAra.govt.nz/en/inner-city-living/page-1> (accessed 9 January 2017)

verandah on the bottom storey.¹⁰ By World War Two, all but one of these houses and their sections had changed significantly, whether through the addition of a garage, alterations of the house façade, or both.



Part of lower Hawker Street, about 1910, before major changes were made to the houses. Duke Street, a no exit street off Hawker, is in the foreground. (1/1-022833-G, Alexander Turnbull Library)

All the garages in this section were erected over a period of 10 years. The houses from 16 to 22 lodged permits to build garages in 1927, with 12, 10, and 14 doing so in 1932, 1934, and 1936 respectively. The permit for 12 Hawker Street was for alterations to an existing garage, so it had one earlier. To build garages on these steep sections, the sloping front gardens were excavated and the concrete garage walls built, partly as retaining walls.

Over the same period, half of the houses had building permits issued for significant changes to the front of the house and it's assumed others had work done without a permit. All of the houses except 2 Hawker Street (which was demolished) have had their original appearance altered, in some cases to be unrecognisable as a cottage or villa – such as number 6, which has a large bungalow addition on the front, and number 22, which has had numerous additions.

The reasons for these wholesale changes are not entirely known. Certainly some of it was driven by changing tastes. Bungalow-style architecture was all the rage in the 1920s and image conscious home owners may have wanted to transform the comparatively staid Victorian homes or match the changes made by their neighbour. In some cases the desire to infill verandahs or create more space led to home owners using the latest style rather than maintaining the existing Victorian appearance. The combination of all this led to an almost entire stretch of one side of Hawker Street shedding its 19th century garb and taking on an entirely new appearance. Of course, many of these changes were merely skin deep and the old house remained almost

¹⁰ 'Wellington Mt Victoria, ca 1910', Alexander Turnbull Photographic Collection, 022833 1/2

entirely intact and visible to the observant. The other notable feature of the street is that, having established this façade of early 20th century style, it has hardly been changed since.

Today the houses have a mix of occupancies, with five houses appearing to be single family homes and seven being flats or apartments.

Lower Hawker Street displays the modifications that occurred throughout Mt Victoria in the 1920s and 1930s, namely façade upgrades, garages and house expansions, as people sought to expand living areas. Enclosed verandahs added more space to internal rooms, while removing outdoor areas that were not being used in Wellington's windy climate.



Lower Hawker Street, 1947, with the rows of garages, infilled verandahs and extensions mostly in place. (WA-07185-F, Alexander Turnbull Library)

3.2 History and description of key structures

2 Hawker Street

This is a three-storey Art Deco apartment building with three garages built into the front. The garden is very simple with a large lawn. The front entrance is on the right, with interior access to the individual apartments.

Originally a villa stood on this spot, built about 1876-77, but this was demolished in 1941 to make way for the construction of a nine-flat apartment block. The building is one of many designed by architect William Fielding throughout his prolific career. When first constructed, each apartment consisted of two bedrooms, a small sun porch, living room, kitchen and bathroom.¹¹

¹¹ B21677, 2 Hawker Street, block of nine flats - 19 June 1941, Wellington City Archives (WCA)

In the late 1940s, owner F W Rankine applied to add a further three apartments to the building, but was turned down due to protests from neighbouring properties.¹²

Although vastly different from the other houses on the street section, the apartment building doesn't detract from the general theme too much. It sits well back from the road, like most of the other houses, with the bulk of landscaping sitting above the pavement.

2 Hawker Street,
2016.



4 Hawker Street

4 Hawker Street is a little unusual for this group of houses, due to its ornamentation. Its current form is a two-storey bay villa, with an additional gable in the centre of the house and an enclosed verandah on the left. The ground storey bay is square, with sash windows and fanlights; the upper bay has sash windows topped with a half circle.

The house was built around 1887-1888 by salesman Arthur Dixon, who owned the land for three years before building on it.¹³ The original house sat further back from the road, was single-storied, and had five rooms and a scullery. In 1898, Dixon undertook a large remodelling of the front of the house, digging into the hill and constructing a two-storey addition. The work was designed by architect William Crichton. The renovations added three bedrooms and a drawing room and transformed the front of the house into an embellished villa.

¹² 6/1579, Building: 2 Hawker Street - F W Rankine - 1941-1988, WCA

¹³ 45/243/14, Premises, 4 Hawker Street - 1958-1992, WCA (there is a CT in the file)

While the Dixons occupied the house, it was a grand family home. In 1937, their furniture was offered for sale in the newspaper and listed 'valuable art treasures and antique walnut furniture' among many other items. Once they left, however, the building became a boarding house called Cashmere. Advertisements for rooms ran throughout the late 1930s and 1940s.

From the mid-1950s, the building was part of long-running, sometimes acrimonious, correspondence between the Wellington City Council and various owners and property managers. Problems with the sewage drainage were raised in 1958 and 1959; repairs were carried out, but in 1966 a blocked drain and again in 1970 a defective drain were reported.

In 1970, the Mr Van Der Kwasl put in an application to convert the four illegal flats into six two-person units. He also asked for a dispensation to have five car parks instead of the required six. Permission was granted, but the Council also stressed that the existing plumbing needed to be upgraded.

In 1973, the District City Health Inspector visited the premises after a reported case of infectious disease and discovered an illegally-converted garage at the rear of the property. Living there was a 'divorced woman and her drug addicted son'. The Inspector reported

The latter recently was reported to have caught an infectious disease namely hepatitis, and no wonder for the boy sleeps on a mattress on the kitchen floor behind the ladder, directly facing the kitchen in the WC and [illeg.] box with no doors separating any apartment...the whole set up is very appalling.¹⁴

Despite repeated notices and threats of legal action, the garage wasn't vacated until 1980.

In July 1978, prompted by a complaint from Mrs Pico of 2 Hawker Street, an inspection was conducted and found 'that practically all of the guttering and downpipes had corroded'. After two months of no action, there is a note on the council file to take legal proceedings, but these appear not to have happened. While these concerns were being dealt with it was also discovered the fire protections were not up to standard (and the garage was still being lived in).

Part of the delays may have been due to a probate being settled. The house had been owned by Clara Hallam, a well-known Wellington boarding house keeper. In March 1982, the Council sent a letter to her estate, listing seven of her buildings (including 4 Hawker Street) and stating 'the above unauthorised and residential buildings in general are in an extremely substandard, dilapidated condition'. It was not until

¹⁴ 45/243/14, Premises, 2 Hawker Street - 1965-1985, WCA

1984 that 4 Hawker Street was reported as up to standard for fire protection and the correspondence takes on a more usual tone.¹⁵

The building is currently divided into seven flats.



The front elevation of 4 Hawker Street, part of William Chrichton's plan for the changes to 4 Hawker Street, 1898. (0053:40:2591, WCA)



The house in 2016. The most obvious changes are the infilled first floor verandah (and part of the ground floor verandah) and the loss of decorative detailing.

6 Hawker Street

6 Hawker Street began life as a single-storey villa with a verandah, but the original façade is now completely hidden by a bungalow addition. This addition, added in 1934 and altered since, protrudes forward from the line of Edwardian villas.

The house was built for William George Tustin about 1880. This is probably the elder W.G. Tustin, rather than his son of the same initials. Tustin was a painter and wallpaper hanger with a shop selling supplies for the trade on Willis Street. He appears to have been very active in Wellington colonial life, especially the Wesley Church and the Mount Cook School Committee.¹⁶

The house was advertised for sale in August 1885, as a

first-class and admirable property...containing Four Rooms, with Scullery, Verandah, and every convenience. Marble mantelpieces, fancy grates, Cornish range in kitchen, &c. The land is 33ft x

¹⁵ 45/243/14, Premises, 4 Hawker Street - 1958-1992, WCA

¹⁶ *Evening Post*, 19 May 1892, p. 2

112ft...and commands a good view. One of the healthiest sites possible.¹⁷

It appears the sale wasn't successful, however, as Tustin advertised it for rent the following year.¹⁸

Around 1888-89, the rates transferred from Tustin to William Evans. Evans had the house connected to the drainage network in 1896.¹⁹ He may have made some changes to the property the following year, as there were advertisements in the newspapers for carpenters and men for digging, but no corresponding permit.²⁰ There is no evidence that Evans lived at the house and the building was certainly let out as a single house from at least 1900 to 1906.²¹ In 1934 and 1940, individual rooms were advertised.²²

Around 1935, journalist and writer Pat Lawlor (1893-1979) and his family moved in. Lawlor had owned the house from an earlier date (he had applied for a building permit for the double garage in 1930²³ and the alterations to the dwelling in 1934²⁴), while living nearby in Doctors Common. He remained on Hawker Street until at least 1970. The house was the scene of a famous literary event, as described by the Mt Victoria Historical Society.

In May 1936, he [Lawlor] contacted fourteen Wellington writers and put to them the idea of collaborating on a murder mystery novel 'on the lines of similar composite novels published recently in England and Australia.' 'Briefly,' he explained, 'the scheme is that one writer is selected to write the opening chapter, which is then passed on to the next writer, so that the plot is gradually built up in successive chapters each of the fourteen writers taking his turn.' Maurice Gee uses this event in his book *The Scornful Moon*, where a clubby 'band of scribblers' get together to write a detective novel. In that book, Sam Holloway is loosely based on Pat Lawlor.

Most of Lawlor's collaborators were friends or fellow 'bookmen' rather than having real potential as murder mystery writers. In the photograph taken by S.P. Andrew, the writers are gathered to discuss *Murder by Eleven*. There had been some attrition by this time and, as might be

¹⁷ *Evening Post*, 24 August 1885, p. 4

¹⁸ *Evening Post*, 22 September 1885, p. 3

¹⁹ 20655, 6 Hawker Street – 1896, WCA

²⁰ *Evening Post*, 28 September 1897, p. 1; *Evening Post*, 27 September 1897, p. 1

²¹ *Evening Post*, 2 May 1900, p. 1; *Evening Post*, 3 November 1906, p.1

²² *Evening Post*, 27 January 1934, p. 3; *Evening Post*, 16 May 1940, p. 1

²³ B10131, 6 Hawker Street, double garage - 24 September 1930, WCA

²⁴ B13296, 6 Hawker Street, alterations to dwelling - 17 August 1934, WCA

expected, problems emerged in the writing. All the contributors seemed to have different approaches and concepts for the novel.

Unfortunately, the manuscript never found a publisher...²⁵



The gathering in Pat Lawlor's study, as captured by photographer S.P. Andrew in 1936. (1/1-018216-G, Alexander Turnbull Library)

The alterations Lawlor made to his house in 1934 were then changed at some point before 1990. The plans reveal that Lawlor's renovations were more bungalow than the current incarnations.²⁶

When Pat Lawlor's health took a turn for the worse in 1975 he and his wife moved to Auckland where he was cared for by his daughter. He died in 1978. After the Lawlors left, the house was occupied for a period by fellow journalist Derek Round. Later, Paul Morten and Anna Smith were occupants for a period. Today the house is used as a bed and breakfast.

²⁵ <http://mtvictoria.history.org.nz/pat-lawlor/> [retrieved 3 May 2017]

²⁶ B13296, 6 Hawker Street, alterations to dwelling - 17 August 1934, WCA; 45/243/14, 4 Hawker Street - 1958-1992, WCA



The house in 2016.

8 Hawker Street

8 Hawker Street is a reasonably untouched two-storey villa with rusticated weatherboards. On the ground floor are two bay windows with double hung sashes; on the upper storey, the windows have narrow sashes on either side of a fixed pane.

One of the first two houses in the street, 8 Hawker Street was built in 1878-79 for Miss Margaret Caughey, about who little is known. She is listed as a 'settler' in the *Wise's Street Directories*. Margaret lived with her sister Eliza and for a while with another sister Jane. One or all of the sisters owned shop properties on Vivian Street. All three sisters died within eighteen months of each other in the 1940s, having occupied the house for more than 60 years.

Partly due to the sisters' long occupation, 8 Hawker Street has had remarkably few occupants over its life. Ian Campbell and his family occupied the house from at least 1981 to 2005. Unlike many other houses on the street, 8 Hawker Street appears not to have been converted to flat, or even taken in boarders. In 1968, it narrowly escaped being demolished (see 10 Hawker Street).



The house (middle) about 1910. (1/1-022833-G, ATL)



The house in 2016. The bay windows are still intact but the upstairs windows have been altered.

10 Hawker Street

Along with 8 Hawker Street next door, this two-storey double bay villa is the eldest in the street section, built around 1878. The first owner was Frederick Bull, an accountant and investor in goldmines. When Bull advertised the house for sale in 1892, it was described as:

substantially built of heart of totara, containing large entrance hall, six commodious rooms and bath...with a fine commanding outlook, has a nice garden attached, planted with choice flowers...can be thoroughly recommended to anyone desirous of acquiring a comfortable home.²⁷

From 1914 to the late 1950s, Walter Phillips, an accountant, occupied the house. Phillips worked for the Land and Income Tax Department and had previously been mayor of Waihi.²⁸ It was Phillips who inserted the garage at the front of the section in 1934.²⁹

In 1968, the owner-occupants of 8 and 10 Hawker Street, Edward Whiteacre and Jonathan Logan, applied to replace their buildings with a block of nine flats. The proposal was initially refused on 'the grounds of excessive encroachment onto the side yards'. The Council then reconsidered the approval, prompting writer Pat Lawlor (living at 6 Hawker Street), to write a strongly-worded letter objecting to the development. It was, he argued, too close to his property and the construction of two houses subsequently would stretch the construction over too long a period. He also objected to the loss of privacy, detriment to the value of his house and 'the noise

²⁷ *Evening Post*, 22 March 1892, p. 3

²⁸ *Evening Post*, 29 November 1915, p. 2

²⁹ B12967, 10 Hawker Street, garage - 09 March 1934, WCA

nuisance, already considerable in Hawker St and which would now be accentuated by the extra garages proposed in the new flats’.

On 15 March 1968, the Council again turned down the proposal, but 10 days later the City Engineer’s Department recommended the proposal be approved in principle, subject to several conditions. The approval was sent through to the applicants’ architects, with five conditions concerning the parking layout, the demolition of both houses at the same time, drainage, landscaping, and electrical elements. This is, however, the last letter in the file and it appears the owners could not or would not adhere to the conditions.³⁰

In the early 2000s, the house was converted into two town houses. The plans show that the verandah on top was already extended and enclosed at this point; when this happened is uncertain. The conversion made very few changes to the front of the dwelling, apart from replacing the front sashes in both bay windows with doors.

Today the house remains a top-heavy converted bay villa. A tall brick retaining wall separates the house from the street.



The house (middle) about 1910. (1/1-022833-G, ATL)



The house in 2016. The ground floor configuration is largely as it was but the verandah has been infilled.

12 Hawker Street

Donald McLean, a builder, held the land where 12 Hawker Street now stands for about seven years before erecting his two-storey villa in 1887. Little of that original villa can be seen from the street now, as the top and bottom storey verandahs have been extended and enclosed.

³⁰ 6/2639, Building: Flats, 8-10 Hawker Street, J Logan, E Whitacre, F Ost - 1967-1968, WCA

The McLeans occupied the house for seven decades; Wise's Directory lists a McLean at this address until 1951. For the last decade of these listing, however, the listing is under McLean's wife's name, indicated he had passed away.

Almost none of the alterations done to the house are recorded on a building permit. Perhaps this is because McLean, as a builder, did much or all of the work himself. The only building permit found in the Wellington City Archives is for the garage in 1932; even this states 'This contract is to alter the present garage so as to accommodate two cars each in a separate garage', so the garage was already built.³¹

Permits in the 1980s and 1990s focus on internal changes. In 1984 the car deck and laundry were altered at the rear of the house; in 1993, the sewer and stormwater drains were upgraded; and in 1997 the hot water cylinder was replaced.³²

With the variety of surnames now on the Habitation Index for this address, it is likely that it is being used as a flat and has been since 1969.

Today the house has a protruding lapped weatherboard verandah enclosure on the first floor, with the same cladding on the lower. Modern windows run across the width of both floors. A concrete garage dominates the streetscape.



The house (middle) about 1910. (1/1-022833-G, ATL)



The house in 2016. The original arrangement of the ground floor walls is likely still intact behind the later additions.

³¹ B11837, 12 Hawker Street, garage - 22 August 1932, WCA

³² C65700, 12 Hawker Street, car deck and outside laundry alterations - 18 July 1984, WCA; 344, 12 Hawker Street, sewer and stormwater drain - 1993, WCA; 33697, 12 Hawker Street, replacement of hot water cylinder - 1997, WCA

14 Hawker Street

The land where 14 Hawker Street stands changed hands several times before a house was built, passing from John Callagan to Donald William to Frank Jellicoe. It wasn't until Richard Edward Rawnsley began paying the rates in 1887 that a house was erected. A two-storey timber villa, it had double-hung sash windows top and bottom, a decorative ground floor verandah and a main entrance on to the side of the house.

In 1917, the Patrick family replaced the ground floor sash windows with two bungalow bays (bow windows), extending the size of the windows and allowing more light into the downstairs rooms. They updated the style of the bottom verandah and added a verandah to the top floor. The plans show the verandah as unenclosed at this point.³³

In 1936, the Whiteacres added the double garage at the front.³⁴ It is likely that the garage at the back of the section – or a previous version of it – existed and was used before this time. In 1919, D S Patrick reported his seven-seater Studebaker car stolen from his private garage at 14 Hawker Street.³⁵ Additionally, when the house was advertised for sale in 1925 (presumably when the Patricks moved out), 'a large motor garage' is included in the description.³⁶

The *Wise's Street Directory* occasionally listed a 14a Hawker Street, an indication that part of the house was separately tenanted. Certainly from 1981, the main house has been a shared flat, with multiple last names appearing in the Habitation Indexes.

Today the building is fairly representative of the general streetscape – a front section dominated by a double garage and an enclosed first floor verandah giving the house a top-heavy appearance. Only the bow windows, with casement windows and stained glass fanlights, are substantially different.

³³ 10550, 14 Hawker Street, alterations to dwelling - 23 July 1917, WCA

³⁴ B15930, 14 Hawker Street, garage - 18 November 1936, WCA

³⁵ *Dominion*, 4 August 1919, p. 1; *Dominion*, 4 August 1919, p. 8

³⁶ *Evening Post*, 4 February 1925, p. 8



The house (middle) about 1910. (1/1-022833-G, ATL) The house in 2016.

16 Hawker Street

This house was a two-story, eight-roomed dwelling with a verandah on the ground floor and a corrugated iron clad hipped roof. The windows were square headed double hung sashes. It was built around 1879-80 for James Paull, a shipwright, but it not known whether he rented out or lived in the house; while *Wise's Street Directory* places him at Hawker Street, he is consistently listed at Owen Street in the electoral rolls. He was certainly renting out the house in 1911, as he placed an advertisement for it in the newspaper.³⁷

The likely applicant for that advertisement was the Fookes family. From at least 1911, the house was occupied by widow Annie Fookes, her son Percival and daughter Edith. Percival was a bank clerk. It's difficult to tell if they all moved down together from Wanganui, where Annie and her husband were living when he died, or if Annie joined the children in Wellington after her husband's passing. By 1919, the three Fookes had moved to Moeller Street.

The Oliver family, who moved in in the 1920s, were responsible for the majority of house's renovations. In 1926, they added a garage and workshop to the back of the property, on Earls Terrace, and another garage facing Hawker Street in 1927.³⁸ The following year, they modernised the back of the house, which had little effect on the streetscape, only being visible down the right side of the house. In 1933, the Olivers made their biggest adjustment to the house when they had the front demolished and rebuilt.

Martha Oliver applied for all of the permits for the work listed above; who lived with her at what time is less certain. In 1935, the house was full of Olivers – the

³⁷ *Dominion*, 19 May 1911, p. 2

³⁸ B1759, 16 Hawker Street, garage and workshop - 1 September 1926, WCA; B4438, 16 Hawker Street, garage - 8 December 1927, WCA

electoral roll lists David (overseer), David William (painter), Isabel (married), and Martha (married). From the Wise's it appears David and Martha lived at the house from 1925 until Martha's death in 1942; then at that time David had passed away or moved out. David William remained until the early 70s.

Since the Olivers, it appears the house has been used as a flat.

Today the house is unrecognisable from its appearance in 1910. The front of the flat gable is covered in light blue shingles, with a small casement window. The upstairs fenestration includes a casement with stained glass fanlights on the right and a bay window with casements on the left. On the ground floor, French doors topped with stained glass dominate, with the front door on the right under a small, shingled roof. The weatherboards on the first floor end with a little bell curve. Orange terracotta steps lead up to the centre of the house from the pavement.



The house (middle) about 1910. (1/1-022833-G, ATL)



The house in 2016.

18 Hawker Street

18 Hawker Street first appears in the rates in 1888-89 under John Munro's name, who probably built the house on spec with his brother William, in a similar fashion to 20 Hawker Street. The house was quickly transferred to Phoebe Smith. As built the house was a two storey, six room cottage, modest in size with a concave verandah on the front. It was a mirror of no.20. In a 1910 photo, a white picket fence with a gate in the centre opens on to a path leading up through a garden to the house.

The 1896 electoral roll lists two Phoebe Smiths on Hawker Street; the one at 20 Hawker Street was probably a tailor and lived with her sister Deborah, also a tailor.

From the street directories, the house has had a high turnover of tenants, with new names appearing every one to three years. Evidence suggests that the Keegans

owned the house for a period and lived in it, but went back to renting it out.³⁹ It was the Keegans who were responsible for the major changes to the house in 1927.⁴⁰ Plans reveal that the verandah was removed and the house extended, creating a larger downstairs bedroom and upstairs drawing room. A cover board on the north elevation shows the location of the previous front wall of the house. The windows were replaced with casements and fanlights above. A garage was added to the front of the section.⁴¹ At some point, the rear of the house appears to have been stuccoed and aluminium windows installed.

A recent occupant was Mora McNeil, who occupied the house from the 1980s.



The house (middle) about 1910. (1/1-022833-G, ATL) The house in 2016.

20 Hawker Street

20 Hawker Street was built in 1880 by brothers John and William Munro. It was likely a speculative build, as it was immediately advertised for rent:

TO LET, in Hawker-street, next to Captain Fairchild's, a seven-roomed House: Leamington range in kitchen; large piece of ground; house new; magnificent view of harbor [sic] and town; one minute's walk to the baths. Possession 1st September. Apply to W. Munro, Cuba-street.⁴²

³⁹ *Evening Post*, 4 February 1928, p. 6

⁴⁰ B4438, 16 Hawker Street, garage - 8 December 1927, WCA; 6/539, Building: 16 Hawker Street, D Oliver - 1933, WCA

⁴¹ B4298, 18 Hawker Street, dwelling alterations and garage - 14 November 1927, WCA

⁴² *Evening Post*, 23 August 1880, p. 3

Despite advertising the house throughout August and into September, the house appears not to have been let, as the street directories list William Munro as the occupant. In July 1881, a similar advertisement appeared and was repeated many times. This appears have been more successful as William disappeared from the street directories, while his brother John continued to pay the rates. William, however, reappeared in the 1885-1886 street directory.

In 1888, William faced financial difficulties. In February, the house was advertised to let; in April, this changed to 'to let or sell'.⁴³ In December, William was declared bankrupt, having a deficiency of £455 13s.⁴⁴ The primary cause of William's financial troubles was his drapery business. He had been forced to move locations twice and was affected by a 'great depression in trade'.⁴⁵ An economic depression had hit the local economy hard.

Early reports claimed he owed £200 each to his wife and brother, but these were later reduced by the other creditors. It was mentioned that 'The Hutt and Petone Building Society hold a mortgage over a leasehold section in Wellington, which is estimated to yield an asset of £118 10s 11d';⁴⁶ this is likely the Hawker Street property. In later investigations, William claimed that the house and furniture was his wife's. The judge eventually decided that William had been negligent in his business, rather than dishonest, and he was discharged.⁴⁷ It appears the house was then sold; in 1890-1891, James Gleesow took over the rates.

In 1910, the house was a relatively unadorned two storey villa, with two double hung sash windows on the first floor and a post and corrugated iron verandah on bottom. The steep front yard had an established garden.⁴⁸ Over the next two decades, the house changed significantly.

In 1918, Arthur Stables renovated the front and the rear of the house. The lean-to that included the WC and washhouse was enclosed and a new fireplace installed. At the front of the house, an elongated bay window was added to the ground floor with sash windows below stained glass windows, and a verandah constructed on the first floor.⁴⁹

⁴³ *Evening Post*, 27 February 1888, p. 3; *Evening Post*, 5 April 1888, p. 3

⁴⁴ *Evening Post*, 14 December 1888, p. 3

⁴⁵ *Evening Post*, 8 June 1889, p. 2

⁴⁶ *Evening Post*, 14 December 1888, p. 3

⁴⁷ *Evening Post*, 13 June 1889, p. 2

⁴⁸ 'Wellington Mt Victoria, ca 1910', Alexander Turnbull Photographic Collection, 22826 1/2

⁴⁹ 10755, 20 Hawker Street, additions and alterations to dwelling - 11 September 1918, WCA



The house in 2016.

shadowed by trellis on each side of the ground floor verandah. The original part of the house is clad in rusticated weatherboards, while the addition at the top is lapped weatherboard. The front door has a stained glass window above.

22 Hawker Street

Hidden underneath this 1950s edifice is a two-storey villa. The only hint of the original building visible from the street is two peaks just visible on the roofline. Every other part of the villa is enclosed in additions.

The heart of the house was built in 1878 for Captain John Fairchild. It was designed by architect CJ Toxward,⁵³ Wellington's first major architect to have a private firm and the designer of a vast array of buildings including additions to Old St Paul's.⁵⁴

Originally, the house had several public rooms downstairs – including a drawing room, parlour, and breakfast room – and six bedrooms upstairs. In 1895, Fairchild expanded his house with the assistance of architects Clere and Fitzgerald, adding two bedrooms and a workshop to the first floor and rearranging several services on

In 1927, an advertisement for the house claimed: 'This building is in first-class repair, over £600 being spent in the last few years in complete renovations, hot points in every room; all conveniences under the one roof'.⁵⁰ As there is no mention of the garage, it's assumed it was done by the new owner.⁵¹

The house was occasionally listed as offering room and/or board in the 1930s. In 1954, it was converted into two flats.⁵² This may have been when the verandah was enclosed.

Currently, the house has a similar profile to other houses on the street, with the enclosure of the top verandah.

The ground floor entrance is further

⁵⁰ *Evening Post*, 26 March 1927, p. 14

⁵¹ B4458, 20 Hawker Street, garage - 12 December 1927, WCA

⁵² B36524, 20 Hawker Street, conversion of dwelling to two flats - 30 July 1954, WCA

⁵³ *Evening Post*, 11 March 1878, p. 3

⁵⁴ Chris Cochran. 'Toxward, Christian Julius', from the Dictionary of New Zealand Biography. Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/biographies/2t47/toxward-christian-julius> (accessed 16 December 2016)

the ground floor.⁵⁵ This may have been to accommodate his growing family; in addition to the five children who moved into the house originally, another three had since been born.

At the time he built his home, Fairchild was a captain in the government's steamer service and had been for 12 years.⁵⁶ He continued to captain government steamers until 1898, when he was killed while supervising the loading of an engine onto his ship. Upon his death, Prime Minister Richard Seddon remarked 'The colony has suffered the loss of a public servant whose place it will be almost impossible to fill'.⁵⁷

After Fairchild died, his wife and family remained in the house, with his son (also named John) listed on the street directories until 1904. After the Fairchilds left, James Stevens, a wealthy saw miller from Carterton, moved in with his family and dubbed the house 'Rawene'.

Even while the wealthy Stevens lived in Rawene, a furnished flat with separate entrance was occasionally listed in the newspaper.⁵⁸ Once the Stevens moved out in 1923 (according to the advertisement, they were 'giving up housekeeping'),⁵⁹ the rooms appear to have been let more often and major alterations done to the building. In 1924, G Williams added the garages on the front left of the section. He also added sleeping porches on the ground and first floors of the house, extending the verandah to the right.



The house in 2016.

The biggest transformation took place in 1950 when the building was converted to three flats – one for the owner (Mrs MB Wilkie) and two to rent out. According to the plan submitted for the permit, the bay windows were removed on the ground floor and the verandah enclosed. The ground floor space was divided up into six bedrooms and two living spaces. The upstairs was relatively unaltered. The renovations of

⁵⁵ 1170, Hawker Street, additions to dwelling - 21 May 1895, WCA

⁵⁶ *The Cyclopedia of New Zealand [Wellington Provincial District]* (Wellington: The Cyclopedia Company Limited, 1897), p. 165

⁵⁷ *Evening Post*, 5 July 1989, p. 5

⁵⁸ *Evening Post*, 21 June 1921, p. 2

⁵⁹ *Evening Post*, 28 November 1923, p. 8

1950s had a significant impact on the house and on the streetscape. It buried what was left of the decorative Victorian house.

26 Hawker Street

This house was built in 1888 for Walter King. Little of certainty is known about King, as there were several Walter Kings active in Wellington in this period. The house appears to have had a fairly settled occupancy, suggesting owner occupancy.

The first of many long-term occupants were the Ackroyds. Mrs Catherine Ackroyd may have moved in as early as 1902. The census shows that, in 1911, she lived there with two of her daughters Ethel and Lilly, as well as another Ethel Ackroyd, perhaps a cousin. Catherine's daughter Ethel was a music teacher who moved out in 1908 when she married William Simmons, a labourer from Featherston. By 1911, Catherine and the two remaining ladies had been joined by plumber Arthur Ackroyd, a plumber, who was also probably a relation.

Another long-term occupant was Albert Joseph Mace, a clerk who moved into Hawker Street in the mid-1920s with his wife Edith and son Roy. The Maces were probably well-off; when Roy married in 1939, the wedding received several centimetres of column in the *Evening Post* and Mrs Mace is noted as wearing 'saxe blue satin with a squirrel cape', a luxurious item.⁶⁰ It appears the Maces also owned a bungalow in Kelburn; they advertised it for sale several times in the late 1920s and

early 1930s.⁶¹ Roy Mace probably remained in the house until his death in 1962.

Renovations in 1986 and 1995 altered the service areas at the rear of the house considerably, but left the front of the house unchanged.⁶²

The house contributes little to the streetscape, hidden as it is behind a fence and a large tree. A garage dominates the front of the property, but there is no record of when it was installed.



The house in 2016.

⁶⁰ *Evening Post*, 5 September 1939, p. 14

⁶¹ *Evening Post*, 26 June 1925, p. 2; *Evening Post*, 4 September 1933, p.1; *Evening Post*, 21 October 1935, p. 1

⁶² D2946, 26 Hawker Street, dwelling additions and alterations - 20 May 1986, WCA

4 Description of area

4.1 Setting

Hawker Street is, physically, a street in two parts – a flatish portion that runs south-north and a markedly steeper portion that is directed more in a north-easterly direction and rises to meet Moeller Street.

The lower portion – the subject of this report – is a reasonably broad avenue with mainly two-storey houses on the east side and apartment buildings on the west side. Behind the street is the slope of Mt Victoria; the houses of Earls Terrace, Vogel Street and Stafford Street, where visible behind the Hawker Street houses. With so many garages hard on the street, there are not many mature trees or gardens in the area although there are obvious exceptions, particularly nos. 8, 10 and to a lesser extent 4.

4.2 Streetscape

The streetscape is dominated by two-storey timber villas, set back from the road on top of retaining walls of varying heights. The use of the slope to create building platforms gives the houses a prominent position above the road.

5 Assessment of heritage significance

Cultural heritage values

Aesthetic value

Does the area have architectural or artistic value because it embodies distinctive characteristics that may include design, style, type, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The houses of lower Hawker Street have, for the main part, a distinctive 1920s and 30s aesthetic, embodied in the heavy use of bungalow-style features (e.g. casement windows, shingle decoration) the detailing around the infill of verandahs and other architectural embellishments (e.g. sweeping verandah bases).

Does the area 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 pervasive 1920s and 30s appearance of the east side of the street defines and dominates lower Hawker Street. Many of the houses have a strong street presence through the combination of the Bungalow style and verandah infills.

Does the area convey a sense of cohesiveness through characteristics that may include age, history, design, style, scale, materials, setting, craftsmanship, or use?

Lower Hawker Street is significant for the proliferation and survival of key changes made to houses all over Mt Victoria, namely infill and additions and garages built on front boundaries. No stretch of Mt Victoria better shows how a combination of factors in the first half of the 20th century – changing tastes in house styles, the influence of Wellington’s climate and the rise of the motor car – influenced the housing stock and their appearance. These changes have largely survived to this day, giving a surprising uniformity to the area.

Historic value

Does the area contain parts or places associated with an important person, group, or organisation?

Few people of great note have lived in the street, but there were some significant exceptions. Journalist Pat Lawlor, who, among his many achievements, wrote

hugely popular autobiographical reminiscences about his Wellington childhood. He and his family lived in Mt Victoria for decades, mostly in lower Hawker Street.

Captain John Fairchild was, courtesy of his command of a government steamer, a prominent mariner. He was also sufficiently well remunerated to be able to afford the services of prominent architects Christian Toxward (to design his house) and Clere and Fitzgerald (to make additions). Along with William Crichton's work at no.4, these are the only known examples of notable architects working in lower Hawker Street.

Does the area contain parts or places associated with important historic events, themes, patterns, phases, or activities?

Lower Hawker Street illustrates, in a vivid way, a number of aspects of Mt Victoria and Wellington life over its history. The area has remained resolutely residential since its inception. The nature of its occupation has changed in line with the changes in modes of living in Wellington, although owners stayed living in their houses in Hawker Street somewhat longer than was the norm in wider Mt Victoria.

The spectacular impact of the motor car transformed those properties that had the room to accommodate garages, which, in the case of lower Hawker Street, was most of them. The irony now is that lower Hawker Street offers such proximity to the city that the motor car may not even be considered essential to some inhabitants.

Scientific value:

Does the area have archaeological value for its ability to provide scientific information about past human activity?

This is an area of high heritage value that has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century living in a suburb that developed and changed rapidly in that period.

Does the area have educational value for what it can demonstrate about aspects of the past?

The collection of houses in lower Hawker Street illustrates critical aspects of domestic life in the first half of the 20th century. The nature of the changes to the street could certainly provide much information about the past to interested observers.

Does the area have technological value because it embodies a collection of elements of design, detail, materials, or craftsmanship that represent significant construction

or architectural achievement or innovation?

Social value:

Does the area represent a focus of high public esteem?

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

Does the area represent a focus of community, regional, or national identity?

Does the area contribute to sense of place or continuity?

As much of the change to the area was done by World War II, this area does derive a sense of place from the established nature of the built environment.

Does the area represent a focus of community sentiment and connection?

2 *Level of cultural heritage significance*

Rare

Is the area rare, unique, unusual, seminal, influential, or outstanding?

Representative

Is the area a good example of the class it represents?

To the extent that it is possible to define a class of building that is created by the overlay of one style on another, lower Hawker Street is a good example of the 1920s-30s / Victorian hybrid, which is so prevalent in Mt Victoria.

Authentic

Does the area 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?

Lower Hawker Street is clearly not an area with high authenticity from its origins in the late 1870s and 1880s. In fact, it is not that easy to see the colonial origins of some of the houses. The changes wrought in the 1920s and 30s are much more obvious, as most of them are located in the principal elevations of the houses. These changes firmly fix the visible fabric from that period. The viewer can therefore see that the houses are a combination of Victorian and later periods and that not much else has taken place since.

Local/Regional/National/International

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

Local.

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B12967, 10 Hawker Street, garage - 09 March 1934
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Moir Street Heritage Area

Mt Victoria



May 2017

1 Executive summary (or brief statement of significance)

Moir Street Heritage Area is a notable and distinctive suburban street in Mt Victoria. Constructed from the late 1870s onwards, it is a relatively densely-built narrow lane, home to mainly single storey houses on small sections that give the street its particular character.

Moir Street gets its name from the Rev. John Moir, who arrived from Scotland in 1853 and became an important figure in the establishment of the Presbyterian Church in Wellington. He bought Town Acre 294 in 1859, but waited until the late 1870s before subdividing it. He built a house on the corner of Brougham Street and Moir Street (134 Brougham) in the late 1870s, but he and his family did not live in it until the end of his life. The older portion of the street began as a lane off Brougham Street that ran west for a short distance and then turned north. With the subdivision (in the 1880s) of the adjoining Town Acres 295 and 296, owned by John Luscombe and C.J. Pharazyn respectively, Moir Street was extended to the edge of Town Acre 297. Speculative builder George Baker was particularly instrumental in filling up the street; he built six houses on the west side of the street between 1888 and 1892.

Although only one house has been removed from the street, it has changed over time. Many of the houses have had alterations of one form or another, the most common form of which were bungalow-style changes in the 1920s. Despite the street's steady gentrification from its working class origins, it retains its predominantly 19th century character, which is given added emphasis by the small sections and cheek-by-jowl arrangement of many of the houses. This closeness is not matched to anything like the same extent anywhere else in Mt Victoria, a suburb where sections remain reasonably generous.

Moir Street's intimacy has given rise to a sense of community and social cohesion that, while not especially unusual, is certainly extenuated by the street's character and aspect. Likewise, the street's residents are aware of the special character of the area. Moir Street is therefore a special part of Mt Victoria.

2 Description of area

2.1 Area – contents and boundaries

The proposed heritage area encompasses the length of Moir Street, which runs west from the southern end of Brougham Street and turns north, parallel to Brougham Street. The northern end of the street connects to Lloyd Street, a pedestrian access way that leads down to Hania Street – formerly Nelson Street.

There are 31 buildings contained within the heritage area, all of which are residential houses. There are 28 houses that make a positive contribution to the heritage values of the area, the majority of which form a continuous streetscape. One of these is 134 Brougham Street, a corner property that does not face Moir Street but is directly related to the heritage of the street. The buildings that do not contribute to the area are:

2 and 2a, a recent multi-unit development

33, a house behind no. 31 that is not visible from the street

List of buildings

134	Brougham Street
1	Moir Street
2/2a	Moir Street
3	Moir Street
4	Moir Street
5	Moir Street
6	Moir Street
7	Moir Street
8	Moir Street
9	Moir Street
10	Moir Street
11	Moir Street
12	Moir Street
13	Moir Street
14	Moir Street
15	Moir Street
16	Moir Street
17	Moir Street
18	Moir Street
19	Moir Street
20	Moir Street
21	Moir Street
22	Moir Street

- 23 Moir Street
- 24 Moir Street
- 25 Moir Street
- 27 Moir Street
- 29 Moir Street
- 31 Moir Street
- 33 Moir Street

2.2 Other features

Moir Street contains some additional features that add to the overall character of the area, notably the backyard of 31 Ellice Street (the house itself is not part of the heritage area), a garage at the rear of no. 1 and a fence in front of no.5. By and large, most of the street's features are incorporated into the properties they form part of.

2.3 Archaeology

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

2.4 Area plan



3 Historic context

3.1 History of area

Moir Street is accessed from the southern end of Brougham Street. Its longer section runs parallel to Brougham Street, and Kent and Cambridge Terrace. The northern end of the street connects to Lloyd Street, a pedestrian access way that leads down to Hania Street – formerly Nelson Street.

The Rev. John Strachan Moir (1809-1895)

The Rev. John Moir, a Presbyterian minister from Scotland, arrived in Lyttelton, on the *John Taylor*, on 18th October 1853, with his wife and six children.¹ Moir acquired Town Acre 294 in 1859, but waited until after his retirement to build a house for himself on the corner of Brougham and Moir Streets, and subdivide his land for other houses.²

Rev. Moir was born in Perth, Scotland and became a Congregationalist minister. He married Helen Hamilton in 1836 and they had eight children. At some point he changed denominations and joined the Free Church of Scotland and in 1853 he was sent to Wellington after requests for a Free Church minister.³ 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 Free Church of Scotland.) Moir arrived in Wellington in 1853, and held services in the Athenaeum until the first St John's Church was built in Dixon St in 1856. Moir also took the first step towards establishing a Presbyterian church in Masterton when he visited the area in 1854 to 'stir up the Scottish settlers to send home for [a minister] to the Free Church'.⁴ A small wooden church was erected in 1869 and then in 1905, Wellington architects Penty and Blake built St Luke's Union Church, formerly Knox Church, to accommodate the growing congregation.

Moir 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

¹ *Lyttelton Times*, 22 October 1853

² Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand

³ 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

⁴ Grant, Diana 2005, *A 150 year pilgrimage: St Luke's Church Masterton and the people of Knox and Wesley*, Fraser Books, Masterton p.21

Pauatahanui, then in the Hutt - until he asked to be relieved in 1877. Nevertheless, he remained active in the ministry 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.⁵ Rev. Moir died on the 9th of October 1895 at the age of 88 years and was buried at the Bolton St cemetery in Wellington.⁶

The Beginnings of Moir Street – Town Acres

Early rate books for Mt. Victoria reveal that the Moirs' house, on the corner of Moir and Brougham Street, was built by 1879.⁷ By this time there were seven other houses on Town Acre 294, built on either side of a narrow lane that later became known Moir Street. The street was first separately rated in 1885. Rate books from 1885 and a photograph taken in 1884 show that the first houses on the street, excepting the Moirs' house on the corner of Brougham Street, were those now known as 1, 3, 4, 5, 7 and 9. The original house at 2 Moir Street has since been replaced with two town houses.

John Henry Luscombe acquired Town Acre 295 in 1866. Rate books from 1887 show that only two houses (now 6 and 8) had been built on the town acre by this time.⁸ By 1888, another seven houses had been built (10, 13, 15, 17, 19 and 21). The house at 12 Moir Street was replaced by two cottages, with a party wall, in 1906. The lot occupied by 11 Moir Street remained farm land until 1928, when the present house was built.

C. J. Pharazyn acquired Town Acre 296 in 1867.⁹ Rate books and post office directories show that only two dwellings had been built on that town acre by 1888, and one more by 1889. By the following year, a further three houses had been built. Several sections remained empty for a numbers of years, but by 1893 a total of 11 houses had been built on this town acre (as part of Moir Street). All of these houses

⁵ 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

⁶ Wellington Cemeteries Database <http://wellington.govt.nz/services/community-and-culture/cemeteries/> [retrieved 7 September 2016].

⁷ Wellington City Council Te Aro Ward Rate Book, 1879-80, Wellington City Archives (WCA).

⁸ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 295, Archives New Zealand; *Wellington City Council Cook Ward Rate Books, 1885-1901*, Wellington City Archives (WCA)

⁹ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 296, Archives New Zealand (ANZ)

remain, in some form, on the street today. They constitute (left-hand-side) 23, 25, 27, 29, 31 and 33, and (right-hand side) 16, 18, 20, 22 and 24 Moir Street.

Establishing the street

The beginnings of Moir Street can be traced back to April 1880, when a petition was submitted to the Town Clerk's Department regarding the reformation of the street.¹⁰ It suggests that some sort of path to the houses already existed. A photograph taken in 1884, which looks from Mount Victoria towards Te Aro and where the Basin Reserve now sits, shows Moir Street as a narrow, formed lane through farmland, and finishing at the north end of Town Acre 294.¹¹



This detail from a Burton Brothers image from 1884 shows Brougham Street in the foreground and Moir Street running west and then turning north. The Rev. Moir's house is on the corner of Moir and Brougham Streets. (BB-2235-1-1-G, Alexander Turnbull Library)

Establishing the lane as an official street was in large part due to the first residents, who requested surveys, maintenance, street lamps, and often complained about the state of the street due to the surrounding farmland.¹² The first houses on the street were modest adaptations of Georgian box cottages and Victorian villas, typically constructed with timber framing, corrugated iron roofing, and clad in weatherboards. It was usual to have a verandah on the façade and one or two

¹⁰ 00233:5:1880/3046; Early Correspondence: Wellington City Council, Town Clerk's Department, Petition regarding reformation of Moir Street – 24 April 1880. WCA

¹¹ BB-2235-1-1-G, Burton Bros 1884, Alexander Turnbull Library

¹² 00233:5:1880/3046, WCA

outbuildings. Several of the earliest cottages had shingle roofing, the most common roofing material in the early period of housing construction in Wellington.¹³

Rate books and street directories show that the first houses on Moir Street were lived in by the original owners for lengthy periods. The owners were generally men who settled in Mt. Victoria with their wives and families. After their death, ownership was often passed to their wives, who continued to live at the house. In several cases there is evidence that borders were taken on to help with the cost. These were usually working men, or young families. Occasionally ownership was transferred to another family member, who either lived at the house or rented the property to tenants.

Rates paid for a number of houses on the north-western side of the street nearly doubled between 1884 and 1894, which demonstrates both the growing popularity of Mt. Victoria as a residential suburb during this time,¹⁴ and an increase in prosperity after a period of economic depression.

By contrast, tenants, rather than owners, were often the first occupants of properties built on Moir Street in Town Acres 295 and 296. This is reflected in the changing styles of houses, which began to include what became known as the workers' cottage vernacular, as well as more traditional Victorian cottages and villas. Workers' cottages provided basic accommodation for working men and in some cases their families. Numbered addresses for Moir Street were first recorded by Post Office Directories in 1898-99, and occupations of residents soon after. These records reveal that a large number of residents were working-class men and their families.

Workers' cottages on Moir Street were built in pairs or groups by land speculators and property developers who had purchased land on Town Acres 295 and 296. The cottages were then used as rental properties, either by the developer or a new owner. Some developers used incentives to give potential owners the chance to rent to buy. An 1899 advertisement reveals the benefits that could be gained by renting a worker's cottage on Moir Street;

Moir St 5 roomed house, land 24x100ft, £350. We have three 5-roomed Houses: Hot and cold water and every convenience. A chance for the workingman. £10 down will buy one of these. You can pay the difference as rent 12s per week.¹⁵

¹³ Mew, Geoff and Adrian Humphris 2014, *Raupo to Deco, Wellington Styles and Architects 1840-1940*, Steele Roberts, Wellington p.25

¹⁴ Wellington City Council Te Aro Ward Rate Book, 1884-1894, WCA. Examples; 1 – Lawrence; 3 – Sheeky, 5 – James, 7 – Johnson.

¹⁵ *Evening Post*, 3 April 1899, p.8

On the western side of the street, 13, 15, 17, 19, 21, 23, 25, and 27 are models of the basic workers' cottage style. In particular, a row of six cottages (from 17 to 27) were the work of an one Wellington property developers, George Baker.¹⁶

George Baker

George Baker (1840-1903) was a builder and contractor who built and owned a large number of houses in Mt Victoria. He arrived in Wellington with his parents in 1841, aboard the *Lady Nugent*. He married Emma Stockbridge in 1864 and the couple had 12 children. The family lived in one of Baker's houses, at 70 Brougham Street.

His father, George Baker, senior, was one of the pioneers of Wellington's building trade, and Baker worked with him as a carpenter for several years before establishing his own construction business. Baker's contracts were almost exclusively private residences and he often used similar designs or templates, most likely derived from pattern books. In 1897, the *Cyclopedia of New Zealand* described Baker as, 'a hale and hearty gentleman, and it is hoped that he will live for many years to enjoy the competence he has earned by assiduous devotion to business'.¹⁷

Moir Street is an example of Baker's work as a property developer. He bought up land along the western side of the street, across Town Acres 295 and 296, and built eight houses in a row between 1888 and 1891. One of these was 29 Moir Street, a villa built in 1890 for his son William, who lived there until 1892. Another, the cottage at 31, was one of the last houses to be built on the street.

The other six were worker's cottages; 17, 19, 21 (built by 1888), and 23, 25, 27 (built in 1890). Although they were built at different times, these six cottages have identical footprints on the 1892 Ward Map and are shown as three-roomed, single-storey, with iron roofs and verandahs along the front façade. This suggests that Baker used a standard plan for the cottages, though one less elaborate than those used for many of his other houses.

Overall, the changes in house styles echo the fashions in domestic architecture that can be seen in wider Mt Victoria. The houses also reflect the development of Wellington as a city, and the subsequent changing nature of accommodation needed to sustain this growth. Simple cottages and villas built on larger sections before 1884, by settlers and families, become less common towards the end of the street. Here, the number of compact workers' cottages on small sections demonstrates the city's need to house the growing labour force of tradesmen and their families during the 1890s, as well as the increasing influence of land speculators and building developers. The

¹⁶ Mew and Humphris, p.20

¹⁷ Entry on George Baker, *The Cyclopedia of New Zealand*, Volume 1- Wellington Provincial District, 1897 p.?

overall effect of Wellington's growing population is also shown by other houses on the street, many of which have been modified to accommodate tenants.



A detail from the 1892 Ward Map shows that most but not all the sections had been filled with houses by this date. (Image courtesy of Webmap, WCC)

From the early 1920s, the effects of popular of international styles of domestic architecture, such as the Californian bungalow, can be seen on house modifications, such as bow windows, decorative leaded fanlights, elongated bargeboards, and bevel-back weatherboard cladding. In the second half of the 20th century, the need to accommodate cars in the cramped street led to car pads being added to street frontages. To illustrate just how confined Moir Street is, only one detached garage has been built on the street.

In 1990, residents campaigned for a heritage designation that recognised the collective historic value of Moir Street's architectural character. Concern for the future of the street was again raised in 1995 when a multi-unit town house

development was proposed for 2 Moir Street. The proposal was approved and it led to the loss of one of the first houses built on the street.¹⁸ Moir Street was designated a special character area by the WCC in ?

Moir Street's social and architectural importance continues to be a point of pride for its residents, as well as the wider Mt Victoria community. Of note is the annual street party, held outside on the street and arranged by long-standing residents. It provides a chance to connect with other residents, as well as a casual forum for discussions about the future of the street.

Through its many changes, a community presence has remained strong on Moir Street. From the first settlers who established the street, to those who now campaign on its behalf, advocacy for Moir Street has been, and continues to be, voiced by its residents.

¹⁸ 'Historic zone plea fails', *The Dominion*, October 10, 1995

3.2 History and description of key structures

1 Moir Street – Town Acre 294

Built: Before 1879¹⁹

Owner/builder: James and Elizabeth Lawrence

Title Number: WN339/203

Legal description: Pt Sec 294 Town of Wellington

This is one of the oldest houses on the street and can be seen in the 1884 Burton Bros photograph. It may date from much earlier. James Lawrence purchased land on Town Acre 294 in 1882²⁰ and by 1884 he was paying rates for a 'dwelling' on Moir Street. It is possible that Moir built or acquired the house and then sold it to Lawrence. Lawrence continued to pay rates until 1899, by which time rates for houses on Moir Street had nearly doubled.²¹ Rate books reveal that Elizabeth Lawrence paid rates from 1899 to 1901, after which rate book records end.

Street directories show that James Lawrence, often recorded as 'Laurence', lived on Moir Street from 1885 until 1892.²² Mrs Elizabeth Lawrence lived at 1 Moir Street from 1922-1930 and was the owner during this time.²³ A drainage plan for the property was drawn up for Mrs Lawrence in October 1902.²⁴

From 1892 until 1922, the house was a rental property, and occupants were working men and their families. These included; a railway worker, butcher, a gas worker, and labourers. Henry Wadman, a butcher, and his family, lived at the house from 1910 to 1915. His son was born at the house in 1912.²⁵

The house continued to be used as a rental for workers until 1938, by which time two garages had been added to the north-west boundary of the property.²⁶

Henry Lester and his wife, Joy, bought the house and lived there until 1955. Joy Lester was the nominal owner and sold the house to Travis Flegeltaube, who lived there until it was sold to Andrew McGregor in 1972, and once again became a rental property. In 1988, the mortgage was transferred to McGregor's widow, Grace. It

¹⁹ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

²⁰ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294. Purchased (conveyance) from W T L & I. – 1882

²¹ Wellington City Council Cook Ward Rate Books, 1885-1901, WCA

²² *Wises Street Directories*, 1885-1950

²³ CT WN339/203, Land Information New Zealand (LINZ)

²⁴ 00432:362:30233; 1 Moir Street, drainage plans – 1902, WCA

²⁵ *Evening Post*, 3 October 1912, p.1

²⁶ 00056:164:B14505; 1 Moir Street, Garage – 26 October 1935, WCA. 00056:166:B14733; 1 Moir Street, Garage – 23 December 1935, WCA

wasn't until Margaret Peebles purchased the house in 1999 that it was again owner-occupied.



This house is situated on a corner Lot behind 134 Brougham Street, and originally had street frontages towards the north and north-west. The addition of two detached garages on the west elevation in the 1930s means that the only visible street-frontage is the side elevation.

The 1892 Ward Map depicts a single storey, four roomed villa with mixed roof cladding; shingle along the north section, and iron along the south-facing section of the roof. The rear and side elevations of the house are visible in a photograph taken in 1884, which reveals that these are actually two gable-end roof profiles side by side, one with shingle roof and the other with iron roof. Shingle was one of the first roofing materials to be used on Wellington houses and so reflects the age of the building and suggests that one part of the house was built earlier than the other.

The villa has a single boxed gable, on the left, and symmetrical sets of casement windows with fanlights either side of the central entranceway. Verandah awnings run across the entire façade. The gable is clad with shingles, which may be historic fabric from the original roof.

Lean-to extensions have been added to the back of the villa. These are not visible in the 1884 photograph or a 1902 drainage plan, so have been added at a later date. In 1884 the side elevation a single window, probably with a double-hung sash. This window has been replaced to match the casement windows in the extension.

It appears that the side-elevation, at least, has been re-clad, as painted timber rusticated weather-boards run seamlessly along the house and lean-to extension. Corrugated iron roofing, with eave supports, completes the exterior cladding along the street- frontage.

A tall, painted, timber picket fence separates the house from the footpath, with a gate to access each end of the property.

Occupants

1884-1891:	James and Elizabeth Lawrence (Owners; Elizabeth until 1930)
1892-97:	James Davies
1898-99:	Harold Moseley
1900:	Robert Reid
1901-1906:	Wm Geo Parker, butcher
1907-1909:	Richmond, gasworks
1910-14:	Wadman, butcher
1915:	short-term, labourers
1922 -1930:	Mrs Elizabeth Lawrence (Owner)
1931:	Henry Sunderland, agent
1933-37:	Andrew Dickson, driver
1938:	Henry Lester/ 1842-55 Mrs Lester (Owner until 1955)
1960-70s:	Travis Flegeltaube (Owner from 1955 until 1971)

3 Moir Street – Town Acre 294

Built: 1879²⁷

Owner: Henry Sutton

Title Number: WN339/202

Legal description: Part Section 294 Town of Wellington

This is one of the oldest houses on the street and can be seen in the 1884 Burton Bros photograph. It was built as a single storey, four roomed cottage with an iron roof and outbuilding behind the house. The first occupant, Henry Sutton, a labourer, purchased the land in 1879, and lived in the house until 1885.²⁸ The house was then owned by Selina and Michael Sheeky and had a number of different occupants, most of whom stayed only a few years.²⁹ Until 1970, these included; settlers, labourers, a laundryman, a foreman, a driver, a painter and a barman. John Sheeky, a carpenter and presumably a relative, lived in the house from 1904 to 1906. The house has since continued to be occupied by short-term tenants.

This single-storey cottage has a hip and gable roof, and a deep, lean-to verandah across the width of the façade. While less dominant than some of the houses on Moir St, the cottage has a distinct street frontage. The verandah is likely to have been deepened at some point, however, it is one of only two houses on the street built with a single bay window. The irregular massing achieved by the addition of a

²⁷ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

²⁸ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand. Purchased (conveyance) from Rev. Moir (and anr.) – 1879.

Wellington City Council Cook Ward Rate Books, 1885-1901, WCA. Wises Street Directories, 1885-1950

²⁹ Wellington City Council Cook Ward Rate Books, 1885-1901, WCA. *Wises Street Directories, 1885-1950*

single bay to the colonial cottage vernacular is a key characteristic of an early transitional villa.

On the left, the façade is defined by the return bay window, which protrudes onto the verandah with a set of three double-hung sash windows on the street facing aspect. The top panes of the sash windows have been replaced with decorative leadlights. The offset entranceway to the cottage sits between the bay window and a



pair of double-hung sash windows. The four verandah posts have decorative lace fretwork.

The verandah is clad in timber decking and extends slightly in front of the bay window. The verandah and roof are covered with corrugated iron and the exterior is clad in painted timber rusticated weather boards.

A small cottage garden and historically appropriate painted timber picket fence complete the street frontage. There is no car pad or garage.

5 Moir Street – Town Acre 294

Built: Before 1879³⁰

Owner/builder: George and Emma James

Title Number: WN339/201

Legal Description: Part Section 294 Town of Wellington

This is one of the oldest houses on the street. The 1891 Thomas Ward survey map shows a double-storey six-room cottage with an iron roof and outbuildings behind the house. The first occupant, George James, purchased the land in 1881, and by 1884 was paying rates for a 'dwelling' on Moir Street. He lived in the house until 1892.³¹ Emma James (sometimes recorded as 'Janes') lived in the house until 1937.³² Eliza, the eldest daughter of Emma and the late George James, married the eldest son of

³⁰ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

³¹ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand

³² Wellington City Council Cook Ward Rate Books, 1885-1901, WCA. *Wises Street Directories*, 1885-1950

Mr G. Key at the house on the 9th October 1901.³³ Eliza died in 1910, aged only 34 years.³⁴

It's likely that Emma James took on borders as Cecil H Bellamore, a civil servant, also lived at No. 5 with his family from 1917 to 1923.³⁵ His wife had a son at the house on Christmas Day 1917.³⁶ After 1937, the next occupants, an attendant and his wife, stayed at No. 5 until 1960. Mrs Wiltshire then lived in the house until 1970, during which time the porch was reinstated.³⁷ Since then, there have been frequent changes of occupants. The current occupants have lived in the house since around 2010.



This two-storey corner-angle cottage, with intersecting gable roof, has been modified since it was built in the early 1880s but its outward façade is likely to have retained some of the original fabric.

The distinctive façade is defined, on the left, by the street-facing gable. Double-hung sash windows, comprised of six-light sashes with two vertical bars and one lay bar, are featured on the first and second storeys. The

original lean-to verandah, shown on the 1892 Ward map, has been replaced with an extension, while the central entranceway has been kept on the original line of the façade. A set of French doors on the street-facing aspect of the extension opens out onto the concreted area in front of the house, and a second set of doors on the second-storey opens out on to the roof of the extension.

The gable is decorated with carved timber barge boards, while the use of undecorated timber frames around both sets of French doors is sympathetic to the simple frames of the sash windows on the street-facing gable.

³³ *Evening Post*, 19 October 1901, p.6

³⁴ *Evening Post*, 27 December 1910, p.1

³⁵ *Wises Street Directories*, 1885-1950

³⁶ *Evening Post*, 29 December 1917, p.1

³⁷ Permit C14771; 5 Moir Street, Reinstate dwelling porch – 29 May 1964. Owner: Mrs Wiltshire. Builder: G.R. Giles, WCA

The exterior walls are clad in painted timber rusticated weatherboards and the gable roof and continuous roof over the entranceway and extension are both clad in corrugated iron. A curved concrete car pad covers the area between the house and the street and is partially concealed by a tall painted wooden fence.

7 Moir Street – Town Acre 294

Built: 1878³⁸

Owner: John Edward Johnson

Title Number: WN135/53

Legal Description: Part Section 294 City Of Wellington

This is one of the oldest houses on the street and can be seen in the 1884 Burton Bros photograph. The first occupant, John Edward Johnson, purchased the section of the town acre in 1878 and paid rates for a house on Moir Street from 1884 onwards.³⁹ He lived in the house until 1899 when the house was put up for sale. It was advertised in the *Evening Post* as, 'a cottage containing 6 rooms'.⁴⁰

Occupants then included Gerald Kohn, a draper's assistant, and John Robert Pettit, a shipwright and mariner. Pettit lived there until his death in 1919.⁴¹ His wife Mrs Eliza (or Elisa) Pettit then lived in the house with several other tenants including Mrs Lewer, who remained as the sole occupant from 1936 until 1955.⁴² Since then, there have been a number of tenants, sometimes in large groups, with few staying longer than a year.⁴³

Built as a traditional single-storey six room cottage with an iron-clad hip roof, and a verandah that ran the full length of the façade, the façade has been altered in a bungalow style, a conversion popular in Mt Victoria and throughout New Zealand during the late 1920s and 1930s. Alterations to the façade include; on the right, a street-facing boxed gable with low pitch roof; a deep, covered porch that has been added to the central entranceway; and two flat-roofed faceted bow windows, either side of entranceway, with lead light top-hung fanlights above casements. The gable is decorated with a finial, ornamental eaves brackets beneath the cornice of the boxed gable, and sharp-point elongated bargeboards in the style of a bungalow. The porch eave and posts are decorated with elongated, curved timber borders. The exterior cladding includes corrugated iron roofing, painted timber rusticated

³⁸ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

³⁹ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand. *Wellington City Council Cook Ward Rate Books, 1884-5 – WCA*

⁴⁰ *Evening Post*, 9 May 1898 p.1

⁴¹ *Wises Street Directories, 1885-1950; Evening Post*, 19 November 1919 p.8

⁴² Wellington City Council Cook Ward Rate Books, 1885-1901, WCA; *Wises Street Directories, 1885-1950*

⁴³ *New Zealand Post Office Directories, 1975-2015*



weatherboards, and painted timber bevel-back weatherboards beneath the bow windows.

The house is separated from the footpath by a concrete, parallel car

pad.

9 Moir Street – Town Acre 294

Built: Before 1879⁴⁴

Owner/Builder: David Bell

Title Number: WN44/241

Legal Description: Part Section 294 City Of Wellington

This is another of the first batch of houses on the street, built between 1883-1884 and seen in the 1884 Burton Bros photograph.

The first occupant, David Bell, acquired the section in 1883, and rate books show that Bell paid rates on a property on Moir Street in 1884.⁴⁵ Bell paid some of the highest rates on the street at the time because he had the largest house in the street – nine rooms on what was a relatively large section of land.

Bell was a retired British army soldier. Born in Ireland in 1838, he arrived in Auckland in 1854 on the *Egmont*, as part of a draft sent from the Isle of Wight.⁴⁶ During his years of active service in Auckland, Taranaki and the Waikato, he became part of the Flying Column. He was also known for his musical talents as band sergeant and band master, and after the war was offered the chance to attend Weller and Hall Military School of Music when his regiment returned to England. He declined the offer and instead took the position of band master for the Wellington City and Wanganui No. 1 Rifles Bands. He ended his career as a lieutenant.

⁴⁴ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

⁴⁵ Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand – David Bell purchased land from W.T.L. & I. Co. & anr. (Conveyance: Date 24 Nov 1883: Receipt March 1884)

Wellington City Council Cook Ward Rate Books, 1885-1901, WCA; *Wises Street Directories*, 1885-1950

⁴⁶ 'Mr David Bell', *The Cyclopedia of New Zealand*, Wellington Provincial District, The Cyclopedia Company, Limited, Wellington), 1897

In 1869, Bell went into business as a grain and produce merchant in Willis Street and in 1871 he began business as a general carrier, founding a line of coaches to Island Bay.⁴⁷ He is recorded in *Wises Street Directories*, as a 'coach proprietor'.⁴⁸ Bell kept horses and stables on land next to his dwelling on Moir St, presumably for his coach business, and rate books reveal that he paid separate rates for this land. An adjacent empty section with out-buildings along the rear boundary can be seen on the 1892 Ward map next to Bell's house.⁴⁹ (See also 11 Moir Street).

Correspondence between other residents on the street and the WCC imply that the stables were an annoyance to those living on the street and the Inspector of Nuisances visited the property on several occasions.⁵⁰ Bell lived in the house until 1904, by which time he was a widower with three sons and four daughters.

Residents at 9 Moir Street changed every few years between 1904 until 1925 and included; Patrick O'Callaghan, driver, in 1904; William Adams, labourer, 1906-08; and Thomas Pelham, cabman, 1909-13.⁵¹ From 1910, the address was often referred to as 9-11 Moir Street to take into account the empty site where Bell's stables had been. This numbering continued until 1917 and a house was built on the empty site soon after. (See 11 Moir Street, below.)

Llewellyn Williams, a storeman, lived at 9 Moir Street from 1921-1955, after which a single resident was recorded until the early 1960s. Since then, the property has been used as flats. Alterations have been made to the property over time, most likely to accommodate larger numbers of tenants or lodgers.

Since 1981, there has been a mix of residents, with several individuals remaining for lengthy periods. The numbers of residents recorded and frequent change of groups suggest that the property has continued to be used as flats.⁵²

This cottage was built as a large single-storey, nine-roomed cottage with iron roof, lean-to at the back, deep lean-to verandah across the front, and outbuildings, including stables, at the end of the section. Its large size was probably due to the number of children in the Bell family.

⁴⁷ Ibid.

⁴⁸ '9 Moir St, David Bell, coach proprietor', *Wises Street Directories*, 1898-99 – first street numbers recorded.

⁴⁹ Wellington City Council Cook Ward Rate Books, 1887-1891, WCA.

⁵⁰ 02233:256:1914/719 Early Correspondence; Public Health Department, 'Condemnation notice, stables at 9 Moir Street, D Bell' – WCA.

⁵¹ *Wises Street Directories*, 1885-1950

⁵² *New Zealand Post Office Directories*, 1975-2015.



The verandah has been removed and it is difficult to ascertain the amount of heritage fabric still in place, however, the simple symmetry of the flat façade and hip roof, with medium pitch and gable ends, are reminiscent of the colonial adaptation of a large Georgian box cottage. The façade is defined by a central, panelled timber doorway with lead light above, positioned between identical sets of two

double-hung sash windows. The panes of the double-hung sash windows are leaded (divided with one lay bar and one vertical bar), suggesting that these may be original due to the multiple panes. The window frames and eave are undecorated.

The roof is clad in corrugated iron, and the exterior in painted timber weatherboards. The footpath and shallow area in front of the cottage has been paved to the curb edge to form an off street car pad, which is probably the reason the verandah was removed.

Occupants

1914 (no. 9-11):	Hugh Doherty, contractor
1915 (no. 9-11):	Mary Polsen; Walter Clifton, engine driver
1916 (no. 9-11):	Clifton, (no. 9) Knowles, Henry, tram emp
1917 (no. 9):	Knowles, Henry, tram emp (no. 9) Mrs Sarah Marigold (no 11 Moir Street)
1918-19 (no. 9):	Knowles (no 11 Moir Street)
1921-25-1955 (no. 9):	Llewelyn Williams, storeman
1961:	Ms Alma Anderson
1965:	Apartments
1969-70, 1975:	English Apartments
1979:	Not in Wisers

11 Moir Street – Town Acre 295

Built: 1928

Permit Applicant/Builder: R Ryan

First Occupant: Mrs. Peters

Title number: WN419/47

Legal description: Lot 6 Deposited Plan 6669

From 1884 or earlier, land was owned by David Bell, a coach proprietor who lived at the adjacent site, 9 Moir Street, Town Acre 294. The 1892 Ward map shows the two lots, now 9 and 11, next to each other; one with a dwelling and one empty except for outbuildings along the rear border.⁵³ Building plans for the property at 13 Moir St confirm that Bell kept horses and stables on the land, presumably for his coach business. (See 13 Moir Street).

From 1910, the street numbers changed, and the house originally numbered as 11 became 13 Moir Street.⁵⁴ From 1910-1917, street directories show that the property at 9 and land at 11 were recorded together, as 9-11 Moir Street. From 1918-25, no residents were recorded at 11 Moir Street, and the present house was erected in 1928.⁵⁵

Mary Peters was the first occupant of the new house.⁵⁶ She lived there from 1929 until 1955, after which Joseph Peters, an upholsterer, possibly a relative, lived at the property until around 1980. The property has since had two long-term residents.⁵⁷ This house was built in 1928 and is an example of the Californian bungalow style, which was popular at the time. It is the only house on the street that was built, rather than modified, in the bungalow idiom.

The building application describes a house with wooden walls, iron roof and totara floor; estimated to cost £900.⁵⁸ The original plans show a typical layout with side entranceway, and four bedrooms. The planned verandah at the back of the house was either not completed or altered at some point. Based on a comparison between the original plans and the present façade, the street frontage is largely unchanged.

⁵³ Cook Ward Rate Books, 1887-91.

⁵⁴ *Wises Street Directories*, 1910. Mrs. Chapman's property, previously 11, now 13 Moir Street.

⁵⁵ 00056:59:B5662, 11 Moir St, Building application to erect house – stamped/dated 1928; Applicant: R Ryan, WCA

⁵⁶ *Wises Street Directories*, 1885-1950

⁵⁷ *New Zealand Post Office Directories*, 1975-2015

⁵⁸ 00232:362: 30243. 11 Moir St, drainage application includes plans – 1928, WCA



The façade is defined by a low-pitched gable roof with elongated sharp-point bargeboards. On the left is a flat-roofed faceted bow window with lead light top-hung fanlights above casements. On the right is a bay window with three casement windows on the street-facing aspect and single casements on the faceted sides. All

casements on the bay window have lead light top-hung fanlights. The only variations from the original plans are the pairs of decorative eaves brackets beneath the cornice of the boxed gable.

The exterior cladding includes corrugated iron roofing, and bevel-back weatherboards on the façade and beneath the bow window. The bay window base reveals the original supporting brickwork with stretcher bonding, which is depicted on the 1928 plans.

The entranceway is down the right-hand side of the house. The street frontage includes small planted areas beneath the windows and a paved area between the house and the curb, which is used as an off-street car pad.

13 Moir Street (formerly 11 Moir Street) – Town Acre 295
Numbered as 11 Moir Street until 1910.

Built: 1888

Owner: Robert Mason

Title Number: WN534/29

Legal description: Lot 5 Deposited Plan 6669

Street numbers changed in 1910 and the property became 13 Moir Street. The street number change was due to a new house built on empty land owned by David Bell.⁵⁹ This worker's cottage was built as one of a pair, with 15 Moir Street, by Robert Mason in 1888. Rate Books reveal that Mason paid for land on Town Acre 295 in 1887, and from 1888-1901 he paid rates for two houses. The rates for the houses were

⁵⁹ *Wises Street Directories, 1898-1910*

always the same amount, and the lowest paid on the town acre, which is reflected in the size of the properties.

A 1900 drainage plan for Mr Mason has instructions for two houses to be built “next to Bell’s Stables”, indicating the then empty site, which later became 11 Moir Street. The drainage plan, for Mr Mason, and 1892 Ward Map, confirm that the two cottages were the same size and had the same plan and positioning on the sections.⁶⁰

In 1892, Mrs Chapman, a settler, was the resident at 11 Moir Street.⁶¹ She lived at the property from 1892 to 1910, the year that the street numbering changed and the property became 13 Moir Street. Occasionally, her husband William Chapman, was listed as a resident.⁶² From 1911 – 1925, Mr Samuel Melbourne, a tram employee, was the only occupant.

Since 1926 there has been an assortment of tenants including labourers, a butcher, and a settler, who stayed at the house for a number of years each. One resident, Michael Franghiscatos, was a resident for over 20 years. There has been a regular turn-over of occupants at the property since the early 1980s.

This is a narrow, single-storey workers cottage with gable end façade positioned close to the street. While major alterations have affected the façade of No. 13, and little original fabric is likely to remain, the roof line of the gable end appears to be in keeping with the original form.

The gable itself has been boxed in with sheet cladding and the barge boards removed. The boxed section is supported by the addition of a horizontal steel beam, which protrudes out of the right wall of the cottage, below the roof. The façade beneath the gable has been split vertically. The left half has remained in place, while the right half of the façade has been pushed back and a side entranceway created.

⁶⁰ 00432:362:30245, 13 and 15 Moir St, Drainage Plan – Dec 4 1900, WCA.

⁶¹ *Wises Street Directories*, 1885-1950.

⁶² *Wises Street Directories*, 1898-1910.



The recessed space is now a small off-street car pad. The space within the gable roof is accessible by a timber ladder attached to the recessed façade; which leads up to a hatch in the roof, beneath the gable and above the car pad. The entire façade is clad in sheet cladding, with concealed joints, and has no windows or decorative features.

There is no separation between the cottage façade and the street. While no visible integrity remains on the façade, the cottage makes a very minor contribution to streetscape through the retention of the original gable roof line, which shows the intended symmetry of the two cottages at No. 13 and No. 15.

15 Moir Street (formerly 13 Moir Street) – Town Acre 295
Numbered as 13 Moir Street until 1910.

Built: 1888

Owner: Robert Mason

Title Number: WN508/170

Legal description: Lot 4 Deposited Plan 6669

Street numbers changed in 1910 and the property became 15 Moir Street. The street number change was due to new house built on empty land owned by David Bell.⁶³ This worker's cottage was built as one of a pair, with 13 Moir Street, by Robert Mason in 1888. Rate Books reveal that Mason paid for land on Town Acre 295 in 1887, and from 1888-1901 he paid rates for two houses. The rates for the houses were always the same amount, and the lowest paid on the town acre, which is reflected in the size of the properties.

The 1900 drainage plan for Mason has instructions for two houses to be built 'next to Bell's Stables', indicating the then empty site, which later became 11 Moir Street. The

⁶³ *Wises Street Directories, 1898-1910* – Resident Mrs Chapman previously at 11 Moir Street, at 13 from 1910

drainage plan, along with the 1892 Ward Map, confirms that the two cottages were the same size and had the same plan and positioning on the sections.⁶⁴

A plan for additions was drawn up for Thomas Deacon, a resident between 1954-69, and shows a simple internal layout of a three-roomed cottage with kitchen and bathroom at the back of the house.⁶⁵

The first resident was John Miner, in 1898.⁶⁶ Labourers were regular occupants; Nelson Jackson, a glazier, lived in the house from 1907-10, and his daughter was born at the house on the 6th May 1907.⁶⁷ After that occupants included; a glass worker, mechanical engineer, settler, and gas works employee. William Henry Jackson, an occupant for several years during the 1940s, was killed as the result of an accident on the Wellington wharves, where he worked as a labourer.⁶⁸

Philip Romanos, lived at the property from the early 1970s to the early 1980s. From the late 1970s, residents were listed at both 15 and 15a, indicating that the property was converted into flats. Since 1995 there have been a number of tenants, often in groups, at both 15 and 15a.⁶⁹

This single-storey cottage has a distinct street frontage. The narrow, gable end façade, with medium pitch roof, undecorated barge boards, and simple window unit, has retained key characteristics of an early worker's cottage. Originally built as



one of a pair, with 13 Moir Street, the façade also gives an indication as to what 13 once looked like.

The façade has a set of three casement windows, with top-hung casements above, flanked by decorative fixed shutters. The exterior is clad in painted timber rusticated weather-boards on the façade and corrugated iron along the sides. The gable roof is clad in corrugated iron and has simple painted timber barge boards. The cottage has an entranceway

⁶⁴ 00432:362:30245. 13 and 15 Moir St, *Drainage Plan – Dec 4 1900*. WCA. For Mr Mason

⁶⁵ 0056: 399: B30704; 15 Moir St, *Application for alterations*. Owner T Deacon. Builder: UT Bishop: WCA

⁶⁶ *Wises Street Directories, 1885-1950*

⁶⁷ *Evening Post*, 7 May 1907, p.1

⁶⁸ *Evening Post*, 17 April 1944, p.3

⁶⁹ *New Zealand Post Office Directories, 1975-2015*

down the right side and the street-façade is completed by a shallow garden and historically appropriate low brick fence on the edge of the footpath.

17 Moir Street (formerly 19 Moir Street) – Town Acre 295

Built: 1888

Owner/Builder: George Baker

Title: WN565/204

Legal Description: Lot 3 Deposited Plan 6669

This worker's cottage was built by builder and contractor George Baker in 1888, along with 19 and 21 Moir Street. Baker later went on to build cottages at 23, 25 and 27 Moir St on the adjacent Town Acre 296. Street numbers changed in 1910 and the property became 17 Moir Street. The street number change was due to new house built on empty land.

Rate books from 1888 reveal that George Baker paid rates for three lots on Moir Street, Town Acre 295.⁷⁰ The following year, Baker began to pay rates for three houses on this Town Acre 296, and continued to do so until at least 1901. George Baker never lived on the street; these were some of the numerous cottages built by his company as rental properties for workers. A plan of drainage to be laid for Mr G. Baker was submitted in 1900, and includes cottages 17, 19, and 21 Moir St.⁷¹ The proposed drainage connections shows that 17 had a slightly different internal layout.

The first occupant recorded at 17 Moir Street was John George, who lived at the property from 1896-1899.⁷² Tenants changed frequently until 1906 when William Tucker, a clerk and then hotel employee, became a long-term occupant. From 1931, occupants changed frequently and included; a driver, labours, seaman, carrier, and tiler. From the late 1950s the property was owned by Birch Apartments and in 1959 the porch was closed in.⁷³ In the following years, only one or two tenants were recorded living at the property at the same time. The current owners have lived in the property since the mid 1990s.⁷⁴

This is a narrow worker's cottage, and is one of six built in a row built by George Baker on the north-western side of Moir Street, across town acres 295 and 296. All six cottages have the same plan on the 1892 Ward Map and were recorded as three-roomed, single-storeyed with iron roofs and verandahs along the front façade, suggesting that Baker used a single design or template.

⁷⁰ Cook Ward Rate Books, 1884-1901, WCA

⁷¹ 00432:362:30247; 17 Moir Street, drainage connection – 1900, WCA

⁷² *Wises Street Directories*, 1885-1950

⁷³ *Ibid*; 00058:88:C4255, 17 Moir Street, porch reinstatement – 1959, Owner: Birch. WCA.

⁷⁴ *New Zealand Post Office Directories*, 1975-2015



It has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street-frontage indicated by the Ward Map consisted of a lean-to verandah across the entire façade. The façade has been extended towards the street, below what was probably the original verandah roofline.

The entrance door to the cottage is on the left side of the façade, while a set of three casement windows on the right completes the façade. Decorative bargeboards and finial have been added to the gable.

The gable roof of the main cottage and hipped roof of the façade extension are clad in corrugated iron. The façade is clad in painted timber rusticated weatherboards and the sides of the cottage are clad with painted vertical corrugated iron. There is no footpath on this side of the street and a low, ivy-covered masonry wall separates the cottage from the street curb. There is no car pad.

19 Moir Street (formerly 17 Moir Street) – Town Acre 295

Built: 1888

Owner/Builder: George Baker

Title: WN22C/466

Legal Description: Lot 2 Deposited Plan 6669

This worker's cottage was built by builder and contractor George Baker in 1888, along with 17 and 21 Moir Street. Baker later went on to build cottages at 23, 25 and 27 Moir St on the adjacent Town Acre 296. Street numbers changed in 1910 and the property became 19 Moir Street. The street number change was due to new house built on empty land.

Rate books from 1888 reveal that George Baker paid rates for three lots on Moir Street, Town Acre 295.⁷⁵ The following year, Baker began to pay rates for three houses on Town Acre 296, and continued to do so until at least 1901. George Baker never lived on the street; these were some of the numerous cottages built by his company as rental properties for workers. A plan of drainage to be laid for Mr G.

⁷⁵ Cook Ward Rate Books, 1884-1901, WCA

Baker was submitted in 1900, and includes cottages 17, 19, and 21 Moir St.⁷⁶ This also shows that alterations were made at some point, with a bathroom extension added to the back of the house.

The first occupant recorded at 19 Moir Street was William White, a carter, who lived at the house from 1894-1914.⁷⁷ He then moved to 25 Moir Street. Andrew Whelan, a labourer, then lived in the house until 1926, followed by David Lloyd until 1928; Mrs F Lambeth until 1930; Arthur Sergent, labourer, until 1950. Norman Wilson, a mechanic, owned the house from the early 1950s lived there with his family until the late 1980s. Wilson applied for a permit to carry out additions to the property in 1952, at the cost of £300.⁷⁸ The current owners have lived at the property since the late 1990s.⁷⁹

This is a narrow worker's cottage, and is one of six built in a row built by George Baker on the north-western side of Moir Street, across town acres 295 and 296.

All six cottages have the same plan on the 1892 Ward Map and were recorded as three-roomed, single-storeyed with iron roofs and verandahs along the front façade, suggesting that Baker used a single design or template.



It has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street-frontage indicated by the Ward Map consisted of a lean-to verandah across the entire façade. This has been removed to allow for the addition of a car pad.

The entrance door to the cottage is on the left side of the façade and has four horizontal panes of frosted glass, and a fixed casement

window above. A set of three casement windows on the right, with fanlights, completes the façade. A finial decorates the bargeboards.

⁷⁶ 00432:362:30247; 19 Moir Street, drainage connection – 1900, WCA

⁷⁷ *Wises Street Directories, 1885-1950*

⁷⁸ 00056:441:B33596; 19 Moir Street, additions – 1952. Owner/Builder: N. Wilson, WCA

⁷⁹ *New Zealand Post Office Directories, 1975-2015*

The gable roof of the cottage is clad in corrugated iron. The façade is clad in painted timber rusticated weatherboards and the sides of the cottage are clad with painted vertical corrugated iron. There is no footpath on this side of the street, and no separation between the car pad and street curb.

21 Moir Street (formerly 19 Moir Street) – Town Acre 295

Built: 1888

Owner/Builder: George Baker

Title: WN496/4

Legal Description: Lot 1 Deposited Plan 6669

This worker's cottage was built by builder and contractor George Baker in 1888, along with 17 and 21 Moir Street. Baker later went on to build cottages at 23, 25 and 27 Moir St on the adjacent Town Acre 296. Street numbers changed in 1910 and the property became 19 Moir Street. The street number change was due to new house built on empty land.

Rate books from 1888 reveal that George Baker paid rates for three lots on Moir Street, Town Acre 295.⁸⁰ The following year, Baker began to pay rates for three houses on Town Acre 296, and continued to do so until at least 1901. George Baker never lived on the street; these were some of the numerous cottages built by his company as rental properties for workers. A plan of drainage to be laid for Mr G. Baker was submitted in 1900, and includes cottages 17, 19, and 21 Moir St.⁸¹

The first occupant recorded at 21 Moir Street was Christopher Anley.⁸² Occupants, usually working men and their families, changed every few years. Some of the occupants since the late 1920s have included Isaac Shields, a civil servant at the Defence Department, Fredrick Barnes, bootmaker, Mrs N Hornby, William Redding, a fireman. The current owners have lived at the house since the early 2000s.⁸³

This is a narrow worker's cottage, and is one of six built in a row built by George Baker on the north-western side of Moir Street, across town acres 295 and 296. All six cottages have the same plan on the 1892 Ward Map and were recorded as three-roomed, single-storeyed with iron roofs and verandahs along the front façade, suggesting that Baker used a single design or template.

⁸⁰ Cook Ward Rate Books, 1884-1901, WCA

⁸¹ 00432:362:30247; 21 Moir Street, drainage connection – 1900, WCA

⁸² *Wises Street Directories*, 1885-1950

⁸³ *New Zealand Post Office Directories*, 1975-2015



It has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street-frontage indicated by the Ward Map consisted of a lean-to verandah across the entire façade. The façade has been extended towards the street, below what may have been the original verandah roofline. The entrance door to the cottage is on the left side of the façade and has four

horizontal panes of frosted glass. A set of three casement windows on the right completes the façade. A finial decorates the bargeboards.

The gable roof of the cottage and flat roof of the façade extension are clad in corrugated iron. The façade and sides of the extension are clad in painted bevel-back weatherboards, while the sides of the cottage are clad in painted corrugated iron.

There is no footpath on this side of the street and the boundary between the street curb and cottage is marked by a short, masonry and timber fence. There is no car pad.

23, 25, and 27 Moir Street – Town Acre 296

These three worker's cottages were built at the same time by George Baker's building company. They are similar in appearance on the 1892 Ward Map, available drainage plans, and probably had similar street façades.

Early rates paid for these properties were often recorded under the wrong town acre, and early plans for one house have later been used to drawn up alterations for another; for example, a drainage plan drawn up in 1899 for Joseph Curtis, who lived at 27 Moir Street, was used in 1957 as a plan for additions to the property of J. Murdoch, who lived at 23 Moir Street from 1940-1981.

As such, this is the best possible interpretation of the records that are available.

23 Moir Street – (formerly 21 Moir Street) – Town Acre 296

Built: 1890

Owner/Builder: George Baker

Title: WN 165107

Legal Description: Lot 1 Deposited Plan 340201

This worker's cottage was built in 1890 by builder and contractor, George Baker, along with 25 and 27 Moir Street. Several years earlier, Baker had built cottages at 17, 19, and 21 Moir St on the adjacent Town Acre 295. Street numbers changed in 1910 and the property became 23 Moir Street. The street number change was due to new house built on empty land.

Rate books from 1888 reveal that George Baker, of Baker Construction, paid a high amount in rates for land on Moir Street, town acre 296.⁸⁴ By 1891, George Baker was paying a significantly lower amount for land, while Ralph Green, William Nicol, and Joseph Curtis were paying equal amounts for houses on Moir Street. This suggests that Green, Nicol, and Curtis had purchased or leased the three houses built by Baker on Town Acre 296.

In 1890, Green is recorded as paying rates for a house on town acre 296. From 1892-1901, his payments are recorded under Town Acre 295, which suggests that he lived in a property bordering Town Acre 295. Green lived on Moir Street from 1892-1897.⁸⁵ In 1898, street numbers were included in street directories and James Rea was the first occupant recorded at 23 Moir Street.⁸⁶ After this, occupants change frequently, often yearly, and included; carpenters, labourers, a driver, and a seaman.

Green, who lived at 88 Russell Terrace, owned the property until at least 1928, when a building permit was issued under his name to reinstate a cottage at 23 Moir Street that had been damaged by fire.⁸⁷ Occupancy was continuous during this time so it does not appear that extensive work was carried out.

The Warmington family occupied the house from 1922-1940. Arthur Warmington, or Warrington, was a clerk. In April 1936, his daughter, Doris, had her leg fractured when she was knocked down by a milk van in Moir Street.⁸⁸ Jason Murdoch, a steward, lived at the house for over forty years, during which time additions were

⁸⁴ Cook Ward Rate Books, 1884-1901, WCA

⁸⁵ Ralph Green listed in *Wises Street Directories*, 1892-1897

⁸⁶ *Wises Street Directories*, 1885-1950

⁸⁷ Early Permit: 23 Moir Street, application to reinstate cottage damaged by fire – 1928. Owner: R Green. Builders: Wrigley and Kelly, WCA

⁸⁸ *Evening Post*, 15 April 1936, p.10

made at the back of the property. Since then, tenants once again changed frequently, and have more recently been in large groups.⁸⁹

This is a narrow worker's cottage, and is one of six built in a row built by George Baker on the north-western side of Moir Street, across town acres 295 and 296. All six



cottages have the same plan on the 1892 Ward Map and were recorded as three-roomed, single-storeyed with iron roofs and verandahs along the front façade, suggesting that Baker used a single design or template.⁹⁰

It has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street-frontage indicated by the Ward Map consisted of a lean-to verandah across the entire façade. The verandah has been removed and replaced with a covered entranceway

on the left, and box window on the right. The street-facing side of the box window has two smaller casement windows either side of a large, central, fixed casement window, and four top-hung casement fanlights. A finial decorates the bargeboards.

The gable roof of the cottage and hipped roof of the extended façade are clad in corrugated iron. The façade and sides of the cottage are clad in painted rusticated weatherboards. There is no footpath on this side of the street and the boundary between the street curb and cottage is marked by a low, painted picket fence. There is no car pad.

Occupants:

1890-97:	Ralph Green
1898-99:	James Rea
1900:	Brooks
1901:	Edward Miner, carpenter
1902-06:	Nixon, seaman
1907-10:	Simmons, carpenter

⁸⁹ *Wises Street Directories, 1885-1950; New Zealand Post Office Directories, 1970-2015*

⁹⁰ 1901 Drainage Plan, WCA, – in folder for 25/27 Moir St.; NB: “For Green” is crossed out replaced with “for Black”, (Ralph Millburn Green in RB 1890-01, TA 296, Dwelling £20)

1910: Davison
1911-17: George Fraser, labourer
1917-: Simmonds, (1917) then Mrs Simmonds
1923: Arthur Warmington, clerk
1940-81: Jason Murdock, steward

25 Moir Street – (formerly 23 Moir Street) – Town Acre 296

Built: 1890-91

Owner/Builder: George Baker

Title number: WN 80418

Legal description: Lot 1 Deposited Plan 320298

This worker's cottage was built in 1890 by builder and contractor, George Baker, along with 23 and 27 Moir Street. Several years earlier, Baker had built cottages at 17, 19, and 21 Moir St on the adjacent Town Acre 295. Street numbers changed in 1910 and the property became 25 Moir Street. The street number change was due to new house built on empty land.

Rate books from 1888 reveal that George Baker, of Baker Construction, paid a high amount in rates for land on Moir Street, Town Acre 296.⁹¹ By 1891, George Baker was paying a significantly lower amount for land, while Ralph Green, William Nicol, and Joseph Curtis were paying equal amounts for houses on Moir Street. This suggests that Green, Nicol, and Curtis had purchased or leased the three houses built by Baker on town acre 296.

In 1890, William Nicol paid rates for a house on Town Acre 296 and continued to do so until 1896.⁹² According to street directories, Nicol never lived on Moir Street. From 1897-1899, Henry Heron paid rates for a house on Town Acre 296, of the same amount Nicol had paid previously. Heron lived at 25 Moir Street from 1896 until 1899, when the house was sold by public auction at the rooms of Messrs Harcourt and Co. on Lambton Quay.⁹³ The advertisement for the auction indicates that the house was rented at the time.

All that piece or parcel of land being part of Town Section 296, frontage to Moir St ... upon which is erected a substantial [dwelling] known as No. 23 Moir-street, with all necessary conveniences, bath, copper, tubs, water laid

⁹¹ Cook Ward Rate Books, 1884-1901. WCA

⁹² Cook Ward Rate Books; William Nicol pays rates (20s) 1890-1895. WCA

⁹³ *Wises Street Directories*; 1896-1897. Henry Herring at 25 Moir Street, 1896-1897; John Henry Herron at 25 Moir Street, 1898-1890

on, etc. This house has been newly painted and papered, and is in good condition. ... let at 12s per week to a good tenant.⁹⁴

A drainage plan was drawn up for Mr Sinclair in April 24th 1900, and rate books reveal that Barbara Sinclair paid rates for a house on Town acre 296 in 1900, all of which suggests that the Sinclairs owned the property.⁹⁵ Occupants changed fairly regularly until 1925 and included; a carter, driver, labours, and plumbers.⁹⁶

Fred Pulse, a painter, purchased the house some time before 1928 and lived there from 1925 – 1949.⁹⁷ In 1947, ownership was transferred to his wife, Elizabeth Ann Pulse, who sold it in 1951. The house had several owners between 1951 and 1954.

In 1954, the house was purchased by a Greek couple, George Meneghakis and his wife Paraskeva. After George's death in 1957, Paraskeva became the sole owner. Meneghakis had used the property as a boarding house, and Paraskeva continued to do this after George died. She was soon re-married, to Stylianos Sarikos, and transferred one fourth share of the house to him in 1961; then one third share to him in 1970. In 1970, Sarikos added a box window to the side of the cottage, on the ground floor.⁹⁸

The current owners bought 25 Moir Street in 1982.

This is a narrow worker's cottage, and is one of six built in a row built by George Baker on the north-western side of Moir Street, across town acres 295 and 296. All six cottages have the same plan on the 1892 Ward Map and were recorded as three-roomed, single-storeyed with iron roofs and verandahs along the front façade, suggesting that Baker used a single design or template.

⁹⁴ *Evening Post*, 16 December 1899, p.8

⁹⁵ Drainage plan for Mr Sinclair April 24th 1900 (no record in *Wises* for Sinclair)

Barbara Sinclair pays rates for dwelling (23s) on TA 296 – written under 'Arthur Black' crossed out.

⁹⁶ *Wises Street Directories*, 1885-1950. *New Zealand Post Office Directories*, 1970-2015

⁹⁷ CT begins 1928. Land Information New Zealand (LINZ)

⁹⁸ 00432:362:30253, 25 Moir Street, Private drainage connection application plans – 1892-1992.
1900, Applicant: Sarikos



It has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street-frontage indicated by the Ward Map consisted of a lean-to verandah across the entire façade.

The verandah has been removed and replaced by a covered entranceway on the left, and box window on the right; the street-facing side of which has two smaller

casement windows either side of a large, central, fixed casement window, and three top-hung casement fanlights. A finial decorates the barge-boards.

The gable roof of the cottage and hip roof of the extended façade are clad in corrugated iron. The façade and sides of the cottage are clad in painted rusticated weatherboards.

There is no footpath on this side of the street and the boundary between the cottage and street curb is marked by a low, masonry wall with decorative block-work. There is no car pad.

Owners

1928 – Fred Pulse (CT starts)

1947 – transferred to Elizabeth Pulse

1951 – E Pulse to Isaac Mooring; then Isaac Mooring to Lillian Sender

1954 – Sender to – to Doris Pauline Emily Cleary

1954 – Cleary to George Meneghakis and (his wife) Paraskeva Meneghakis

1957 – transferred to Paraskeva Meneghakis

1961 – Paraskeva Meneghakis, with evidence of marriage, transferred one fourth share to Stylianos Sarikos

Occupants

1900: Mrs Anderson

1901: Mrs Jane Mulcahy

1902-1904: Ulick Murphy, labourer

1905 Chas Pye, carter

1907	Thomas Yates, driver/labourer
1911-12	Norris, warehouse man
1914	Simmonds, builder
1915-23	William White, carter, (until 1922); Mrs Margaret White
1924	Jno Burke, plumber
1925-49	Fred Pulse, painter (CT starts, Owner)
1950:	Vern Leck, driver
1961:	Mrs Paraskeva Monegaskis
1965:	Stylianos Sarikos, draughtsman

27 Moir Street – (formerly 25 Moir Street) – Town Acre 296

Built: 1890

Owner/Builder: George Baker

Title: WN 339/181

Legal Description: Part Lot 11 Deeds Plan 165

This worker's cottage was built in 1890 by builder and contractor, George Baker, along with 23 and 25 Moir Street. Several years earlier, Baker had built cottages at 17, 19, and 21 Moir St on the adjacent Town Acre 295. Street numbers changed in 1910 and the property became 27 Moir Street. The street number change was due to new house built on empty land.

Rate books from 1888 reveal that George Baker, of Baker Construction, paid a high amount in rates for land on Moir Street, Town Acre 296.⁹⁹ By 1891, George Baker was paying a significantly lower amount for land, while Ralph Green, William Nicol, and Joseph Curtis were paying equal amounts for houses on Moir Street. This suggests that Green, Nicol, and Curtis had purchased or leased the three houses built by Baker on Town Acre 296.

In 1890, Joseph Curtis was recorded as paying rates for a house on Town Acre 295, however from 1891-1901, Curtis' payments were recorded under Town Acre 296, suggesting that the first entry was an error.¹⁰⁰

Joseph Curtis, a labourer, and his family lived 27 Moir Street from 1890 to 1922.¹⁰¹ In 1902, Thomas Curtis, also a labourer, lived at the house as well. Ann Curtis was recorded as the sole occupant from 1915-1918, after which George Curtis, another labourer, lived at the property until 1922.

⁹⁹ Cook Ward Rate Books, 1884-1901. WCA

¹⁰⁰ Cook Ward Rate Books, 1884-1901. WCA. Joseph Curtis; Dwelling, 20s, Town Acre 295, 1890-91. Dwelling, 20s, Town Acre 296, 1891-1901

¹⁰¹ *Wises Street Directories*, 1885-1950

William Black, a labourer, made additions to the property in 1923 and lived at there until 1926.¹⁰² Since then, the house has had a number of long-term tenants, including; David Ritchie from 1931-46; and K Gardiner from 1961-75. During the late 1990s, a sleep-out with games room was added to the back of the section.¹⁰³ The current owners have lived in the property since around 2005.¹⁰⁴



This is a narrow worker's cottage, and is one of six built in a row built by George Baker on the north-western side of Moir Street, across Town Acres 295 and 296. All six cottages have the same plan on the 1892 Ward Map and were recorded as three-roomed, single-storeyed with iron roofs and verandahs along

the front façade, suggesting that Baker used a single design or template.

It has a gable roof, single-storey frontage, and extends to two storeys at the back due to the sloping site. The original street-frontage, indicated by the Ward Map, consisted of a lean-to verandah across the entire façade. The verandah has been part-cantilevered and converted into a quasi car port, with the right hand post removed to allow a vehicle to be parked. There is a covered entranceway on the left and a set of narrow double-hung sash windows on the right. A finial decorates the bargeboards.

The roof of the cottage is clad in corrugated iron. The façade and sides of the cottage are clad in painted rusticated weatherboards. A car pad was added to the street-

¹⁰² 00055:20:A1901; 27 Moir Street, additions to property - 1923. Owner: William Black; Builder: H. McKenzie, WCA

¹⁰³ 00078:1685:49616; 27 Moir Street, relocation of sleepout and games room – 1999, WCA

¹⁰⁴ *Wises Street Directories*, 1885-1950. *New Zealand Post Office Directories*, 1970-2015

frontage in 2002.¹⁰⁵ There is no footpath on this side of the street, and no separation between the car pad and street curb.

Occupants

1890-1914: Joseph Curtis, labourer; also Thomas Henry Curtis, 1902
1915-1918: Mrs Ann Curtis
1918-22: George Curtis, labourer
1923-1926: William Black, labourer
1927-29: Mark Hathaway, accountant
1930: No listing
1931-1946: David Ritchie, labourer
1947 labourer
1950-55: Lindsey Hall
1961-75: Gardiner, chemist

29 Moir Street – (formerly 27 Moir Street) – Town Acre 296

Numbered as 27 until 1910

Built: 1890*
Builder: George Baker
Occupant: William George Baker
Title number: WN157/195
Legal description: Part Section 296 City Of Wellington

This house was built by George Baker and was his son William's residence for several years. Street numbers changed in 1910 and the property became 29 Moir Street. The street number change was due to new house built on empty land owned by David Bell.

Rate books from 1888 reveal that George Baker, of Baker Construction, paid a high amount in rates for land on Moir Street, Town Acre 296. His son, William Baker, paid a lower rate for land at this time, which suggests that he owned a smaller section of land. From 1890-1893, William Baker paid rates for a house on the street and records show that he lived on the street in 1890.¹⁰⁶ He was the first resident at 29 Moir Street.

William Baker, the eldest of seven girls and boys in the family, was born in Wellington on 20 October 1864.¹⁰⁷ He had no formal art training but has been

¹⁰⁵ 00078:4395:89468; 27 Moir Street, install woodburner, create off-street car parking – 2002, WCA

¹⁰⁶ Cook Ward Rate Books 1890-1893; *Wises Street Directories*, 1890

¹⁰⁷ Ibid. 'The Baker Family', Mt Victoria Historical Society

described as, 'arguably one of the most prolific landscape artists of the late 19th and early 20th century'.¹⁰⁸ He travelled the country, often selling his paintings in hotels, at local fairs and show-grounds and bartering a painting in exchange for his accommodation. He painted the great lakes, rivers and mountains of the South Island and in the North Island, his work included the representation of numerous Maori pa and villages, usually set beside a picturesque river or lake.¹⁰⁹

Baker work has been represented in the collections of numerous art galleries and museums in New Zealand including Auckland Art Gallery, Alexander Turnbull Library, Museum of New Zealand Te Papa Tongarewa, Christchurch Art Gallery, Canterbury Museum, Waikato Museum of Art & History and the Rotorua Museum of Art and History and at the National Library of Australia in Canberra

In 1893, rate books reveal that Walter Dear was recorded as paying for a dwelling on Town Acre 296, but his name is crossed out and William Baker's name is written above. William Baker does not appear in the rate books the following year and Dear begins to pay rates for the same amount, suggesting that William Baker had sold or leased the property to Dear.

Dear, often recorded as 'Deer', lived at the property until 1898, when street numbers were first recorded.¹¹⁰ After this the property was rented out, as shown by an advertisement that appeared in the *Evening Post* in 1898;

To let, Moir St, 5 room house, bathroom, washhouse, large work shop and conveniences. Apply to W J Dear, 27 Moir St.¹¹¹

Henry Seymour, a labourer and drainage inspector, lived at the property with his family from 1900-1942. Mrs H J Seymour is recorded as an occupant in 1946. There are no occupants recorded during the 1950s and early 1960s, although Ms V Seymour lived at the house for several years in the late 1960s. Several long-term residents lived at the property from the late 1960s until the late 1970s. From the 1980s to the mid 2000s, large groups of residents suggest that the house was a rental.¹¹²

This villa is one of the few houses on Moir Street that originally included a bay window. It has an intersecting gable roof, single-storey frontage, and extends to two

<http://mtvictoria.history.org.nz/the-baker/> (Retrieved May 2016)

¹⁰⁸ Pataka Exhibition. The Itinerant Artist – Revisiting the Paintings of William George Baker. International Art Centre: May 2007

<https://www.internationalartcentre.co.nz/news/story/SV479/The-Itinerant-Artist-Revisiting-the-Paintings-of-William-George>. (Retrieved January 2017)

¹⁰⁹ Ibid.

¹¹⁰ *Wises Street Directories*, 1898

¹¹¹ *Evening Post*, 29 September 1898, p.1

¹¹² *New Zealand Post Office Directories*, 1975-2015

storeys at the back due to the sloping site. The 1892 Ward Map shows a single-storey, four roomed villa with an iron roof, bay window, and verandah. At the time, it was the largest property on the west side of Town Acre 296. The garden is slightly shorter than the others on the street as the section for 31 and 33 Moir Street cuts across the back of the section.

The 1899 Drainage Plan for Walter Dear's property shows the plan of the house, and the orientation of the site on Moir Street, is the same as shown on the 1892 Ward Map, again confirming the original street number.¹¹³

Alterations in 1950 included the addition of an external staircase at the rear of the property reveal that a small outbuilding was added.¹¹⁴ The external staircase may have been added after this alteration.

The current owners altered the house in 2007. The external staircase at the back of the property was removed and the interior altered to include an internal staircase at the front of the house.¹¹⁵



The large garden can now be accessed from the ground floor. The original outbuilding was also kept and conserved at this time, retaining some of its original interior features, fixtures, and fittings, and is now a garden shed and workshop.¹¹⁶

The alterations were carried out by conservation architect Chris Cochran in a style sympathetic to the style of

the original villa. The street-facing aspect has retained its bay window with double-hung sash windows. The original verandah has been replaced with a raised porch entranceway, accessed by steps leading up from a small landing, which, in turn, is accessed by symmetrical flights of steps leading up from both sides of the street-

¹¹³ 00432:362:30255, 29 Moir Street, Private drainage connection application plans – 1892-1992.WCA

¹¹⁴ 00432:362; 29 Moir St, Private drainage connection application plans – 1950. Applicant: Kaldelis. WCA

¹¹⁵ 00078:3286:158902; 29 Moir St, Raise house on new foundations, remove fireplace and bathroom, create new rooms, fireplace, stairs – 2007. Building Permit/Consent, WCA

¹¹⁶ Personal communication with owners, Jan 2017

frontage. One double-hung sash window sits to the right of the porch entranceway and a single casement window sits above the panelled door.

Above the bay window, the street-facing gable end of the intersecting gable roof has simple bargeboards and decorative finial. Corrugated iron roofing and painted timber rusticated weatherboards complete the exterior cladding, and an historically appropriate painted timber fence marks the boundary between the property and footpath. There is no car pad or garage.

Occupants:

1888-89:	William Baker pays rates for land
1890-93:	William Baker pays rates for dwelling; TA 296 William Baker lives on the street
1894-98:	Walter James Dear (Rate Books from 1894; 1896-98 Wises)
1900-1942:	Henry Seymour, drainage inspector and labourer
1946:	Mrs H J Seymour
1947-1960s:	No records
1960s :	Ms V Seymour
1969:	Dimitri Lazaridis
1979:	Rita Irvine
1981-early 2000s	Large groups

31 and 33 Moir Street – (formerly 29 and 29a Moir Street) – Town Acre 296

Street numbers changed in 1910 and the properties became 31 and 33 Moir Street. The street number change was due to a new house built on empty land owned by David Bell.

Built: c.1891 (Not on 1892 Ward Map)
Owner/Builder: George Baker

31 and 33 under same title:

Title number: WN339/184

Legal description: Lot 1 Deposited Plan 8764, Part Section 290, 297 Town Of Wellington

Rate books from 1888 reveal that George Baker, of Baker Construction, paid a high amount in rates for land on Moir Street, Town Acre 296.¹¹⁷ In 1890, George Baker paid a significantly lower amount for land, while the number of houses, and rate

¹¹⁷ Cook Ward Rate Books, 1884-1901. WCA

payers, increased on the street. This suggests that properties were built on Baker's land by his construction company, and then sold or leased.

From 1891-1894, Baker paid rates for two dwellings. As Baker paid such a low rate for land in 1890, it is likely that two properties were built on his last piece of land on the town acre. He paid a different rate for each house, which suggests that one was larger than the other. From 1895, these same amounts were paid by John Henderson, and Baker no longer appears in the rate books.¹¹⁸ Henderson was the first resident at 31 Moir Street and lived there from 1896-1900.¹¹⁹

A drainage plan was drawn up for Mr Henderson in 1896 and shows a single-storey house on the site, as well as a large three-roomed outbuilding made up of a 'shed', 'washhouse' and separate toilet.¹²⁰ The main house was altered by Henderson in 1898 and the plans show a four-roomed house with central corridor and lean-to kitchen at the back.¹²¹ Two small bedrooms were added to the back part of the house, which widened the existing lean-to and increased the house from four rooms to six rooms.

The specifications for the alteration included; corrugated iron roof covering, totara double-hung windows, kauri doors, painted matai rusticated weatherboards. The 1898 side elevation shows a hip roof and straight-roofed lean-to at the back. At some stage a second lean-to was added to the back of the main house.

The 1898 alteration plans also show that 'the shed' at the back of the property was lengthened by 5ft 6in. In 1900, a resident was recorded at 29a Moir Street, which reveals that the former 'shed' was used as a house, and so became 33 Moir Street in 1910 when the street numbers changed.

The addition of the second property is confirmed by an advertisement in the *Evening Post* in October 1905, by Messrs W H Morrah and Co., announcing the public auction of 'Nos 29 and 29a Moir Street', described as;

...valuable free-hold property comprising two Cottages, one of 6 rooms...and one of 3 rooms...both let to good tenants, together with a large level section having a frontage of 33ft to Moir St and a frontage to a right-of-way to Lloyd St.¹²²

¹¹⁸ Cook Ward Rate Books; in 1894, Baker's name is crossed out and a note is written about 'Mr John Anderson'; in 1895 John 'Henderson' is recorded as paying rates for the same amount as Baker's properties. This suggests an error in the records

¹¹⁹ *Wises Street Directories*, 1885-1950

¹²⁰ 00432:362:30249, WCA. Note that this is filed under 20 Moir Street

¹²¹ Early Permit WCC 00053:43:2754; Moir Street, alterations to lean-to of dwelling; Applicant: Henderson. Owner: Henderson; 22 Apr 1898;

¹²² *Evening Post*, 16 October 1905, p.8

From 1905-1920, residents at 31 were settlers or workers; including a carpenter, iron worker, railway employee.¹²³ Frederick Smith was a long-term resident, from 1922-1946, and changed jobs at least four times while there. Occupants were not recorded during the 1950s, and another long-term resident lived at the house from 1969-79. Occupants were often listed in large groups after this, suggesting the property was rented out.¹²⁴

In 1988, the existing structure at the back of the section, 33 Moir Street, was again extended.¹²⁵ Building work at 31 Moir Street, for the demolition of a second lean-to and two internal walls, was to be completed at the same time, but may not have been carried out as a lean-to still exists.

This is a single-story cottage on a corner site between Moir and Lloyd Streets. The front elevation faces onto Moir Street and the simple, symmetrical façade consists of two multi-paned double-hung sash windows sitting either side of a central doorway; reminiscent of a Georgian box cottage.



The shallow eave of the hip roof is defined with a simple timber border and eaves bracket detail. Painted rusticated weather boards and corrugated iron roofing complete the exterior cladding.

The house sits at street level and has a shallow step-back from the

street. There is no division between the footpath and boundary, although an area of concrete in front of the house is used as a car pad.

Occupants for 31:

1896-1900:	John Henderson
1903-1908:	Chas Williams
1911:	Johnston

¹²³ *Wises Street Directories*, 1885-1950

¹²⁴ *New Zealand Post Office Directories*, 1975-2015

¹²⁵ 00432:362:30257, 33 Moir Street, Private drainage connection application plans – 1892-1992. Alterations – 1988, Applicant: N Sadik, B Pewhairangi, WCA

1912: Thomas Eagle, carpenter
1913-1915: Not listed in Wises Post Office Directories
1916-1920: Percy Johnson, railway employee;
1921-1946: Frederick Smith, presser, salesman, traveller, clerk.
1950, 1953, 1955: Not listed in street directories
1962-79: Peter Raap
From 1980s: Various - flats

Occupants for 33:

1898: Kaihi Ho Ani
1900-1902: William Troill
1903-1908: George Good, carpenter
1913-1915: Not listed in Wises Post Office Directories
1916-1920 Henry Thomas, settler
1926-1930s: Mrs Ismene Smith
1936- Frederick Ellenden
1946- Ralph Copley
1953-55: Mrs Walsh
1962-2015: Not listed in street directories

Even Numbers, right-hand side from Brougham Street

2 Moir Street – Town Acre 294

Built (former): Before 1879¹²⁶ (on 1892 Ward Map)

Owner at time: James Ward

The original house on this site, which can be seen in the Burton Bros photograph, was built between 1881 and 1884 and was one of the first houses on the street.¹²⁷ It was a single storey 4 room cottage with a shingle roof and stables at the back of the property.

James Walter Ward, who purchased the land in 1881, lived in the house until 1938.¹²⁸ He was a settler and waterworks official, or turncock, responsible for controlling the water on the street by turning it on and off at the mains. 'In each street turncocks controlled the water, which ran for as little as one to two hours a day two or three times a week in the early days.'¹²⁹ Ms Jane Ward, presumably his daughter, lived in the house until 1965. After 1965 there were a number of different occupants, none of whom stayed for more than a few years.

Present Houses

Built: 1995

No. 2

An application for Building Consent for a 'New Building' was submitted in 1995 and the original house was removed from the site.¹³⁰ The Lot was subdivided and 2 modern houses built as 2 and 2a Moir St. There were no occupants



¹²⁶ Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA

¹²⁷ Rates paid for a dwelling on the site by 1884. Cook Ward Rate Books, 1884-85, WCA

¹²⁸ Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand. James Ward purchased land (conveyance) on Town Acre 294 from Rev. Moir (and others) in 1881

¹²⁹ A waterworks official responsible for turning on water at the mains. 'In each street turncocks controlled the water, which ran for as little as one to two hours a day two or three times a week in the early days.'

<https://en.oxforddictionaries.com/definition/turncock>

¹³⁰ 'Historic zone plea fails', *The Dominion*, October 10, 1995

at 2 Moir St in 1995, and the street numbering resumed by 2000 as 2 and 2a Moir St.¹³¹

2 Moir St

Date of Construction: 1995

Legal description: Lot 1 DP 81436

Frontage, modern. Short timber fences. Does not contribute to streetscape significance.

2a Moir St

No. 2a

Date of Construction: 1995

Legal description: Lot 2 DP 81436



Frontage, modern. Short timber fences. Attached garage at 2a. Does not contribute to established character of area.

4 Moir Street – Town Acre 294

Built: Before 1879¹³²

Owner: James McGrath

Title number: WN232/121

Legal description: Deposited Plan 3159

Legal Description on drainage plan: Lot 5 Town Acre 295 (should be 294)

This one of oldest buildings on the street, built before 1879, and can be seen on the Burton Bros. photograph.

James McGrath purchased land on Town Acre 294 from Rev. Moir (and Ors) in 1880¹³³ and by 1884 he was paying rates for a dwelling on the site.¹³⁴ McGrath continued to pay rates until 1899 and lived on the street until this time.¹³⁵

¹³¹ *New Zealand Post Office Directories, 1995-2000*

¹³² *Wellington City Council Te Aro Ward Rate Book, 1879-80, WCA*

Mrs Catherine Hunter lived at the house until 1901.¹³⁶ Robert Simpson, a preserver, and his family lived at 4 Moir Street from 1901 until 1955. His daughter was born at the house in 1901.¹³⁷ Simpson is likely to have been the owner at this time as a permit for additions to the property submitted in November 1914 lists him as the owner.¹³⁸ Around 1960, the property was rented out. Since then, it has had a frequent turn-over of residents, and a gradual increase in the number of tenants at one time, which suggests it still rented.¹³⁹

Occupants:

1880-1899: James McGrath
1900-1901: Mrs Catherine Hunter
1901- 1955: Robert Simpson, preserver; and Jno Bamforth 1901-1903
1960- H W Tullock, apartments
1965-2015 Frequent changes

The 1892 Ward Map shows a single-storey four-room cottage with lean-to verandah across the width of the façade and mixed roof cladding; iron at the front and shingle at the back. The use of shingle suggests that this is a very old house and could predate the formation of the street. The single-storey cottage has a distinct frontage. The symmetry of the façade, medium-pitch hip roof, and straight roof lean-to verandah across its width, are key characteristics of the early colonial cottage vernacular. Two large double-hung sash windows sit either side of the central entranceway. Decorative features include a fixed lead light above the door, a simple timber balustrade and lace fretwork at the top of the verandah posts, and a simple timber border along the eave of the verandah roof.

The visible section of the hip roof has undecorated eaves and is clad with corrugated iron. The verandah has a corrugated iron roof, timber decking and is slightly raised

¹³³ Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 294, Archives New Zealand

¹³⁴ Cook Ward Rate Books 1884-1889, WCA

¹³⁵ *Wises Street Directories*, 1885-1950

¹³⁶ *Ibid.*

¹³⁷ *Evening Post*, 30 October 1901, p.6

¹³⁸ Early permit: 00053:181:9981: 4 Moir St, additions – 20 Nov 1914. Applicant: Irvine and Burr.

Owner: Robert Simpson. Legal Description: Lot 5 Town Acre 295 (should be 294)

¹³⁹ *New Zealand Post Office Directories*, 1975-2015



on a brick base to meet the entranceway. The exterior cladding of the façade is completed by painted, rusticated timber weatherboards.

The street frontage is defined by a deep garden with paved path to meet the left side of the verandah, and historically appropriate unpainted low timber fence along the

footpath with gate access. Mature trees obscure the edges of the façade from the street and separate the front garden from the short car pad that sits to the left.

6 Moir Street – Town Acre 295

Built: 1884

Owner/builder: Harry Crump

Title number: WN455/285

Legal description: Lot 10 Deposited Plan 6669

This two-storey cottage is one of a pair on the right hand side of Moir Street likely to have been built by speculative builder Harry Crump, who acquired land on Town Acre 295 in 1887.¹⁴⁰ The cottages are shown on the 1892 Ward Map to have the same aspect and footprint, with two-storeys, six rooms, iron roofs, and flat façades without bay windows or verandahs.

Crump later leased land to Thomas Cooper, and rate books reveal that Cooper paid rates for a 'dwelling' on the Town Acre from 1884 through to 1900.¹⁴¹ In 1894, Cooper paid significantly higher rates than the previous year, and also the cottage at 8 Moir Street, which suggests that alterations were made around this time. Drainage plans were drawn up for Mr T. Cooper in 1902, and show that the entranceway to the ground floor was at the back of the property, and access to the first floor was provided by an external staircase on left side of house, which is still in place today.¹⁴²

¹⁴⁰ Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, Town Acre 295, Archives New Zealand

¹⁴¹ Wellington Special Grants – Town Acre 295, Archives New Zealand

¹⁴² 00432:362:30238; 6 Moir Street, private drainage connection application plans – 1902, WCA

The first occupant recorded as living at 6 Moir St was Henry Irvine, who lived at the house for two years.¹⁴³ After this, residents changed yearly until 1904, when John Casey and his family moved in. Casey, a labourer, was recorded as the only occupant until his death in 1914 at the age of 56.¹⁴⁴ In 1915, Denis Casey and John Casey junior, presumably his sons, lived at the house. John was also a labourer and Denis was a plumber. In 1917, Mr J. Scott submitted an appeal to the Third Military Service Board for Denis Casey to be granted extended leave in order that progress could be made with some contracts in hand. He was granted one month's leave.¹⁴⁵ From 1918-1924, Mrs Jane Casey, the late John Casey's wife, was the only occupant recorded at 6 Moir Street.

Walter Chown and his wife, Annie, then lived at the house until 1936.¹⁴⁶ In 1927, Mrs Chown was knocked down by a tramcar while crossing Vivian Street and was admitted to Wellington hospital, although her injuries were not serious.¹⁴⁷ Clyde Grant, a welder, was a long-term resident at 6 Moir Street, from 1938-70, after which time the house was listed as 6 and 6a, suggesting that it had been converted into flats.

The house was converted into flats or a boarding house as early as 1919, when an inquest was held regarding the sudden death of Margaret Mary Smith, who was reportedly found dead in her room after she didn't answer the call to breakfast.¹⁴⁸ By 1975, occupants were recorded at 6 and 6a Moir Street.¹⁴⁹ In 1979, alterations were made to the two flats, and included the addition of a second external staircase to access the first floor from the back of the house, as well as the side.¹⁵⁰ The plans also show the ground floor bay window and two first floor canted bays, which are on the present façade. Occupants have changed frequently since 1979.

This two-storey cottage is likely to be one of a pair on the right hand side of Moir Street. It has a distinct façade with street-facing gable end and high pitch roof. The top storey has a pair of canted bay windows with lead light fanlights above casements, and flared bases clad with timber bevel back weatherboards. An external access staircase to the second storey can be seen down the left-hand-side of the cottage.

The lower storey has a bay window on the left, with a single, wide pane casement to the street and casements with fanlights facing away from the street. The base of the

¹⁴³ *Wises Street Directories*, 1885-1950

¹⁴⁴ *Evening Post*, 8 October 1914, p.1

¹⁴⁵ *Evening Post*, 30 March 1917, p.8

¹⁴⁶ *Wises Street Directories*, 1885-1950

¹⁴⁷ *Evening Post*, 13 August 1927, p.8

¹⁴⁸ *Evening Post*, 1 August 1919, p.2

¹⁴⁹ *New Zealand Post Office Directories*, 1975-2015

¹⁵⁰ 00058:1192:C51177; 6 Moir Street, 2 flats – additions and alterations, 23 Feb 1979, WCA



bay is flared, and clad with timber bevel back weatherboards, which suggests it may have been added. On the right of the bay is a smaller casement window with fanlights, which sits flush against the façade.

The façade has pared-back decoration, including flat, shallow timber awnings with ornamental brackets above the three bay windows, simple timber bargeboards defining the gable, and a plain timber border around the casement window. The exterior cladding consists of

corrugated iron roofing and painted rusticated weatherboards with vertical timber trim on the corners.

8 Moir Street – Town Acre 295

Built: 1884

Owner/builder: Harry Crump

Title number: WN435/127

Legal description: Lot 9 Deposited Plan 6669

This two-storey cottage is one of a pair on the right hand side of Moir Street likely to have been built by Harry Crump, who acquired land on Town Acre 295 in 1887. The cottages are shown on the 1892 Ward Map to have the same aspect and footprint, with two-storeys, six rooms, iron roofs, and flat façades without bay windows or verandahs.

Crump later leased land to his brother Colin Crump, also a land developer – he was a partner in Hawthorn and Crump – and later Mayor of Onslow, and rate books reveal that he paid rates for a ‘dwelling’ on the Town Acre from 1884-1900. A drainage plan for C.C. Crump was prepared in August 1901.

Occupants have changed every few years and included; a butcher, carpenter, and storeman. Two long-term occupants were Mrs Teresa Chandler, a settler, from 1917-

1924, and Thomas Stewart, a driver, from 1938-52.¹⁵¹

Occupants:

1989-02:	Otto Wichern
1903-4:	Robert Wilson butcher
1908-11:	Augustus Durney, carpenter
1914-15:	Roddan
1917-24:	Mrs Teresa Chandler
1925-36:	Fred Cole, railway employee
1934:	George Richards, storeman
1938-52:	Tom Stewart driver
1953:	Kerley
1955:	Elliot
1961:	Not legible
1975 :	Krumins



This two-storey cottage is likely to be one of a pair on the right hand side of Moir Street. It has a distinct façade with street-facing gable end and high pitch roof. The top storey has a pair of canted bay windows with lead light fanlights above casements, and slightly splayed bases clad with painted timber bevel back weatherboards.

The lower storey has a flat-roofed faceted bow window on the left, with casement windows and lead light top hung fanlights. The splayed base of the bow window is clad with painted timber bevel back weatherboards. On the right of the bow window is a covered, timber

portico entranceway, with side balustrades clad in painted timber bevel back weatherboards, and steps leading up to a door with glass panelling insert and fixed fan light above.

The façade has pared-back decoration, including flat, shallow timber awnings with functional brackets above the second storey bay windows, and simple timber

¹⁵¹ *Wises Street Directories, 1885-1950*

bargeboards defining the gable. Corrugated iron roofing and painted rusticated weatherboards complete the exterior cladding.

10 Moir Street – Town Acre 295

Built: 1888 (on 1892 Ward Map)

Owner at time: E Short

Title number: WN462/279

Legal Description: Lot 8 Deposited Plan 6669

Rate books reveal that Mrs E. Short first paid for land on town acre 295 in 1887, and then paid rates for a dwelling in 1888. In the rate book for 1891, Mrs Short's name has been crossed out and Robert Mason's name written in. Robert Mason, a developer who built several other houses on the street, then paid rates for the property from 1891-1901. The amount of rates paid by Mason did not change over this time. An early drainage plan was drawn up for Mason in December, 1900.¹⁵²

The first resident recorded at 10 Moir Street was William Costello.¹⁵³ Occupants changed frequently until 1934 and included: a carpenter, labourer and settler. Henry Hardham, a fireman, lived at the house for twenty years. It is likely that Hardham owned the cottage from the early 1930s as a drainage plan was drawn up for Mr H. Hardham in March, 1931.¹⁵⁴

The proposed addition was for an extension to the lean-to at the rear of the house to include an internal bathroom next to the kitchen, and existing lavatory in the separate block at back of section to be removed.

The plans show a single-storey cottage with four rooms, two each side of a central corridor, a lean-to kitchen at the end of the corridor, and a lavatory in a separate block at back of the section. A verandah runs the full length of the façade with windows either side of the central front entrance. This matches the 1892 Ward Map depiction of a single-storey, four roomed cottage with iron roof and verandah.

Occupants have changed regularly since 1954 and the current owners have lived in the house since around 2010.¹⁵⁵

¹⁵² 00432:362:30241; 10 Moir Street – Private drainage connection application plans, 1930. WCA. Includes early drainage plan; 'For Mr Mason', date stamped 1900

¹⁵³ *Wises Street Directories*, 1885-1950

¹⁵⁴ 00056:118:B10727; 10 Moir Street – dwelling additions, 9 March 1931, WCA

¹⁵⁵ *New Zealand Post Office Directories*, 1975-2015



This single-storey cottage has a distinctive street frontage. The symmetry of the façade, medium-pitch hip roof, and straight roof lean-to verandah across its width, are key characteristics of a colonial cottage. Two large double-hung sash windows sit either side of the central entranceway, with each sash divided by a single mullion.

Decorative features include a fixed lead light above the door, lattice

fretwork at the top of each of the four verandah posts, and a carved timber border along the eave of the verandah roof.

The hip roof is clad with corrugated iron and has a simple, undecorated timber border along the eaves. The verandah also has a corrugated iron roof, timber decking and is slightly raised to meet the entranceway. The exterior cladding of the façade is completed by painted timber rusticated weatherboards.

The street frontage is defined by three steps leading up to the centre of the verandah, a painted timber picket fence along the footpath on the left, and a concreted car pad on the right.

Occupants

1989:	William Costello
1900:	Stevens
1901-6:	Robert Powel carpenter
198-18:	Alick Murphy labourer
1922-26:	Mrs Louisa Simmonds
1934:	Hardham Mrs -36 and -54 Henry - fireman
1969-70:	Te Awa
1975-81:	Krumins

12 Moir Street (Semi-detached cottage) – Town Acre 295

Built (former): Before 1888

Built (Semi-detached cottage): 1906

Owner: W.F. Eggers

Title number: WN442/99

Legal description: Lot 2 Deposited Plan 8903

Prior to 1906, the land on which 12 and 14 Moir Street now sit was a single section with a single house. The first house at 12 Moir Street was built some time before 1888.

John Stevenson began to pay rates for a house on Town Acre 295 in 1888-89.¹⁵⁶ Stevenson appears in the rate books until 1898, and each year paid the highest rates for a house on this town acre, which indicates that it was the largest house on Town Acre 295.



John Stevenson, then Richard Keene and finally W.F. Eggers were paying rates on the property.¹⁵⁷

In 1906, a permit and plans were issued to build two semi-detached cottages with brick party wall on this section.¹⁵⁸ According to the permit, W. F. Eggers was the owner and applicant at the time and the estimated cost was £400. These two cottages became 12 and 14 Moir Street, and the addition of a second cottage to the site changed the numbering for houses at 16 through 24 Moir Street.¹⁵⁹

In 1928, L. Israel submitted an application to subdivide the property on which the semi-detached cottages

were erected. Application was declined by the City Engineer due to very small area of proposed lots.

Occupants at 12 Moir Street have changed frequently since it was first built, and have been mostly workers who stayed only one or two years. Occupants have included a settler, lithographer, hairdresser, railway employee, and painter. There have been a number of longer-term residents between 1927 and 2015.¹⁶⁰

¹⁵⁶ Cook Ward Rate Books 1884-1889, WCA

¹⁵⁷ Cook Ward Rate Books 1900-1, WCA. Keene's name is crossed out and Eggers name written in.

¹⁵⁸ 00053:124:6908; Early permit: 12, 14 Moir Street, semi-detached dwellings – 4 January 1906. WF Eggers owner and applicant

¹⁵⁹ 00053:124:6908; Early permit: WF Eggers owner and applicant; 12, 14 Moir Street – semi-detached dwellings, 4 January 1906

¹⁶⁰ *Wises Street Directories, 1885-1950. New Zealand Post Office Directories, 1975-2015*

Occupants

1908:	William Atwell, carpenter
1910:	Page, Fred, traveller
1911:	Doyle, Fred, hairdresser
1914:	Gibbs, George, labourer
1916:	Frank Bird land agent
1917-18:	Beehole, Fredrick, railway employee
1922-26:	Jos Burns printer
1927:	Halliwell painter
1934:	Mrs Esher
1946-55:	Aston
1961:	Dixon

14 Moir Street (Semi-detached cottage) – Town Acre 295

Built: 1906

Owner: W.F. Eggers

Title number: WN551/272

Legal description: Lot 1 Deposited Plan 8903

Prior to 1906, the land on which 12 and 14 Moir Street now sit was a single section with a single house.

In 1906, a permit and plans were issued to build two semi-detached cottages with party wall on this lot.¹⁶¹ According to the permit, W. F. Eggers was the owner and applicant at the time and the estimated cost was £400. These two cottages became 12 and 14 Moir Street, and the addition of a second cottage to the site changed the numbering for houses 16 through 24 Moir Street. After the cottages were built, the property was first listed in 1907 as 12a, and became 14 Moir Street in 1911.

¹⁶¹ 00053:124:6908; Early permit: 12, 14 Moir Street, semi-detached dwellings – 4 January 1906. WF Eggers owner and applicant, WCA



In 1928, L. Israel submitted an application to subdivide the property on which the semi-detached cottages were erected. The application was declined by the City Engineer due to very small area of the proposed lots.

The McKenzie family, including John, a labourer, and Roderick, a mariner, were the first to live at the new house, and stayed until 1914.¹⁶² Roderick McKenzie's son,

Roderick jnr., was a crew member on board the *Pitcairn Island*, which burnt at sea north west of Cape Horn in May 1906 while on passage from Wellington to London. One of three New Zealanders on board, he was described as 'the son of a stevedore in the Union Company's service'.¹⁶³ He was reported drowned at sea in August 1906.¹⁶⁴

Frederick Cole, a railway worker, then lived at the house until 1926. Occupants changed frequently after this, and included; a railway worker, and hospital attendant. Since the mid 1940s, the cottage has seen a mix of short-term and long-term occupants.¹⁶⁵

Occupants

1907-1910:	Roderick Mackenzie, labourer
1911:	John Mackenzie, labourer
1912-14:	Roderick Mackenzie, mariner
1915-24:	Frederick Cole, railway worker
1925-26:	Mrs Teresa chandler
1927:	Mrs Sapsford
1934	John Mason, hospital attendant
1946-61:	Carlisle

These semi-detached cottages, with shared hip roof [profile?], have a distinct and unique street frontage due to a centrally located concrete party wall that divides the symmetrical façade and projects slightly above the roof line. Bay windows sit either side of the party wall and have large single-paned casements, with three top-hung

¹⁶² *Wises Street Directories*, 1885-1950

¹⁶³ *Grey River Argus*, 26 May 1906, p.2

¹⁶⁴ *Evening Post*, 14 August 1906, p.1

¹⁶⁵ *New Zealand Post Office Directories*, 1975-2015

fan lights. These replaced what were bay windows with pairs of double-hung sash windows on the street-facing aspect, as shown on the plans submitted with the 1906 permit to erect the cottages.

The bays have sloping, low pitch roofs that align with the shallow eave of the hip roof. Both cottages have a side entranceway.

There is a visible difference in the exterior cladding of the cottages, suggesting that one, or both, have been re-clad at some point. On the left, painted timber bevel back weatherboards have been used on the front bay and down the side of the cottage. There is also a shallow box window with double-hung sash windows between the façade and side entrance, which does not appear on the original plans. On the right, painted timber rusticated weatherboards have been used on the bay and down the side of the cottage. The façade of the right cottage has pared-back decoration with simple vertical timber borders on the corners of the bay.

Corrugated iron cladding has been used for the main roof and bay roofs. The cottages are set back from the street and the street frontage is completed by a small garden and historically appropriate unpainted timber picket fence across the full width of the site.

16 Moir Street (formerly 14 Moir Street) – Town Acre 296

Built: 1888

Owner/Builder: Robert Mason

Title number: WN339/174

Legal description: Lot 2 Deeds Plan 489

This worker's cottage was built as one of a pair, with 18 Moir Street, by Robert Mason in 1888. Town Acre Deeds Index and Rate Books reveal that Mason purchased the land in 1888, and paid rates for two houses from 1888-1901. The rates for the houses were always the same amount, and the lowest paid on the town acre, which is reflected by the size of the properties. This also suggests that no additions or alterations were made to the properties during this time.

The first occupant recorded at 16 Moir Street was Jonathan McCarthy, a labourer, who lived at the house until 1914, after which he appears to have moved to 20 Moir Street.¹⁶⁶ Walter Chown, a labourer, lived here from 1917-1925, before moving to 6 Moir Street. Occupants changed frequently until Percy Hurley, a plumber, lived at the house from 1938-53, and then Cecil Crawford from 1954-1979.¹⁶⁷ The current owners have lived in the property since 1995.

¹⁶⁶ *Wises Street Directories, 1885-1950*

¹⁶⁷ *New Zealand Post Office Directories, 1975-2015*

Occupants

1917-1925:	Walter Chown, labourer, then at 6 Moir St
1926:	Mrs Whiteacre
1927:	Mrs Mary Sapeford (Sapsford?)
1927-30:	Percy Proctor
1930-33	William Thomas, carpenter
1933-1936:	Mrs Ritchie
1938-53:	Percy Hurley, plumber
1954-79:	Cecil Crawford, carpenter

This is a narrow, single storey worker's cottage with street-facing gable end and side entrance. It was built on the same site as number 18 Moir Street and originally had a similar footprint, with three rooms and lean-to at the back, as shown by the 1892 Ward Map. The cottages shared an outhouse or washhouse across the back of the section. At some point the section was subdivided and both cottages now have large extensions at the back.

The cottage has been heavily modified by the addition of a second storey, with street facing balcony, set back from the front elevation. The roofline of the second story is visible from the street and has 1970s references with its vertical extension of the cottage's left wall, joined to the sloping right wall by a curved apex.



There has been an attempt to preserve the original form of the façade, which has a boxed gable roof and flat casement window with three panes and top-hung fanlights. The façade has a finial, undecorated bargeboards, and a shallow corrugated iron awning above the window. Ornamental square brackets sit along the top board of the window frame and below the sill, in line with the vertical bars of the window.

The exterior cladding consists of corrugated iron roofing and painted timber bevel back weather boards on the façade and sides of the cottage. Set back from street, a cottage garden and historically appropriate low, painted timber

fence complete the street frontage.

18 Moir Street (formerly 16 Moir Street) – Town Acre 296

Built: 1888
Owner/Builder: Robert Mason
Title number: WN339/175
Legal description: Lot 1 Deeds Plan 489

This worker's cottage was built as one of a pair, with 16 Moir Street, by Robert Mason in 1888. Deeds Index and rate book records reveal that Mason purchased the land in 1888, and paid rates for two houses from 1888-1901. The rates for the houses were always the same amount, and the lowest paid on the town acre, which is reflected by the size of the properties. This also suggests that no additions or alterations were made to the properties during this time.

The first occupant recorded at 18 Moir Street was Robert Crickmore, who lived at the house from 1898-1903.¹⁶⁸ From then until 1979, there were only three occupants; Thomas Ward, storeman, from 1904-1920; David Devlin, railway employee, from 1920-25; Thomas Wellham, labourer, 1925-61, and then the widowed Rose Wellham until 1979. From 1980, a series of occupants suggests that the house was then rented out. The owner has lived at the property since around 2015.¹⁶⁹



This is a narrow, single story worker's cottage with a small, gable roof façade. It was built on the same site as number 16 Moir Street and had a similar footprint, with 3 rooms and lean-to at the rear. The cottages shared an outhouse or washhouse across the back of the section. At some point the section was subdivided and both cottages now have large extensions at the back.

Under the gable, the façade has a central, vertical casement window with multiple panes. The barge board is decorated with ornamental lattice scrolls and high finial.

The exterior cladding consists of painted timber rusticated weatherboards on the façade and painted corrugated iron on the

sides and roof of the cottage. Set back from the street, a cottage garden and historically appropriate painted timber picket fence complete the street frontage.

¹⁶⁸ *Wises Street Directories, 1885-1950*

¹⁶⁹ *New Zealand Post Office Directories, 1975-2015*

20 Moir Street (formerly 18 Moir Street) – Town Acre 296

Built: 1888-89

Owner at time: Edward James Hylton (also recorded as 'Hilton')

Title number: WN24A/185

Legal description: Part Lot 6 Deeds Plan 165

The Thomas Ward Survey map shows a single-storey four roomed house with lean-to at the back and verandah across the façade. At the time, the roof was clad in iron and there was a small outbuilding behind the house.

Rate books reveal that Edward James Hylton paid rates for a 'dwelling' on Moir Street, Town Acre 296, from 1889-1900, and Post Office directories confirm that Hylton lived at 18 Moir Street from 1892-1900. A drainage plan was drawn up in January 1897, 'For Mr Hilton at 18 Moir Street', and shows that the lean-to kitchen at back of property had been widened since 1892.¹⁷⁰ This plan looks similar to the present day arrangement.

Hylton stopped paying rates in 1900, his name is crossed out in the rate book and Arthur George Smith's name is written in. Smith lived at 18 Moir Street from 1902 until 1911. Jonathan McCarthy, a labourer, the first occupant recorded at 16 Moir Street, moved to 20 Moir Street in 1914 and lived there until 1925.¹⁷¹ Cecil Bellamore, a fireman, lived at the house until 1955, after which Mrs Bellamore stayed until at least 1961. The family of the current owner have lived at the property since the late 1970s.¹⁷²

Occupants:

Approx 1889-1900:	Edward Hylton
1901-11:	George Smith
1913-1925:	Jonathan McCarthy
1925-55:	Cecil Bellamore, fireman
1961:	Mrs Bellamore
1979:	John Anthopoulos

¹⁷⁰ 00432:362:30256; Jan 25 1897. Private drainage connection application plans. Applicant: P.A. Rapp. (In WCA folder for 31 Moir Street, Plan no. 1267)

¹⁷¹ *Wises Street Directories*, 1885-1950

¹⁷² *New Zealand Post Office Directories*, 1975-2015

This single-storey cottage with hip roof and full-width lean-to verandah is slightly raised to accommodate the slope of the street. The symmetry of the façade is defined



by two double-hung sash windows either side of a central doorway. The panes of the sash windows are divided by a single mullion and the door features a three tier fixed casement.

The verandah has a flared corrugated iron roof, timber decking, simple balustrade, and eight undecorated post supports. The façade has a simple timber border along

the shallow eave of the roof, ornamental eaves bracket detailing, and a single leaded fixed fanlight above the door. Painted rusticated weatherboards and corrugated iron roofing complete the exterior cladding.

The street frontage consists of concrete steps leading up to the verandah and central entrance way, and a painted timber picket fence on a concrete base which runs the full width of the section, between the footpath and concreted area in front of the verandah.

22 Moir Street (formerly 20 Moir Street) – Town Acre 296

Built: c.1891-2 (Not on Ward Map)

Owner: James Embury (Also recorded as Embery)

Title Number: WN34C/334

Legal description: Lot 7 Deeds Plan 165, Part Section 290 and Part Section 297 Town Of Wellington

Rate Books reveal that James Embury paid rates for a 'dwelling' on Moir Street, Town Acre 296, from 1890-1901. The rates were the highest on the town acre, which indicates that the house and section were larger than others nearby. The house does not appear on the 1892 Ward Map, so it is difficult to ascertain the exact scale of the house at the time it was built. A drainage plan was drawn up for Mr Embury in May 1898, and shows a large house on the site, with a separate washhouse at the back of the section.

Embury lived on Moir Street until 1895.¹⁷³ Occupants then changed every few years and included labourers, a settler, a cook, a traveller. An advertisement in the *Evening Post*, November 1910, announces the 'sale of the whole household furniture' at 22 Moir Street, and describes this as 'the contents of 6 rooms' which gives an indication that the house was one of the largest on the street.¹⁷⁴

Hans Johansen, a mariner, lived at the house from 1913-1923. Johansen was probably the owner as he submitted plans to extend the washhouse in 1923.¹⁷⁵ The next long-term occupant was Samuel Melbourne, a tram employee, who had previously lived at 13 Moir Street since 1911, and stayed at 22 until 1931.¹⁷⁶ Phillip Gilbert, a labourer, then lived at the house until the early 1960s, from which time his wife, Mrs Hope Gilbert, was the only resident recorded until the mid 1970s.¹⁷⁷

Since then, there have been a number of different occupants. The current owners have occupied the house since around 2010.¹⁷⁸

Occupants:

1890-95:	James Embury (owner until 1898 or after)
1895+:	Several short term occupants
1904-9:	Mrs Colwell
1910-12:	Gee, cook,
1913-1918:	Hubbard, traveller
1919-1923:	Johansen, Mariner
1924-25:	Thomas Brown, clerk
1926-1931:	Melbourne
1932-1961:	Phillip Gilbert, labourer
1965-1970:	Mrs Gilbert

This single-storey villa is elevated above the ground level. It has a double hipped roof, with the valley concealed by a long ridgeline above the street elevation. It has a simple façade with symmetrical bay windows on either side of the central entranceway, accessed by a raised patio. Because the house has been raised, the bay windows are canted. The panes of the double-hung sash windows are each divided with a single mullion.

¹⁷³ *Wises Street Directories*, 1885-1950

¹⁷⁴ *Evening Post*, 19 November 1910, p.8

¹⁷⁵ 00055:11:A1106: 22 Moir Street, addition to dwelling – 20 Feb 1923; Owner: Johansen; Builder: C Jenkins, WCA

¹⁷⁶ *Wises Street Directories*, 1885-1950

¹⁷⁷ 00063:181:1975/21; Acquisition of 22 Moir Street: Estate of Mrs H. C. Gilbert, 1975-1976, WCA.

¹⁷⁸ *New Zealand Post Office Directories*, 1975-2015



The façade is decorated with a flat timber awning, with ornamental supports, which covers the leaded fixed fanlight above the front door. The shallow eave of the roof is defined with a simple timber border with eaves bracket detail. Painted rusticated

weather boards and corrugated iron roofing complete the exterior cladding.

The street frontage includes a concreted car pad on the left while, on the right, tiled steps lead up to a raised patio area in front of the window and entranceway. A tall, painted timber picket fence on a concrete base divides the entranceway patio and car pad. The fence then runs the width of the patio, between square concrete posts, to the wrought iron gate that separates the patio steps from the footpath. The car pad is defined by a tiled border set in the concrete, which separates it from the footpath, and the back garden is accessed through a tall picket fence to the left of the house.

24 Moir Street (formerly 22 Moir Street) – Town Acre 296

Built: c.1891-2 (Not on Ward Map)

Owner: Mrs. Mary Anne Page

Title number: WN44C/894

Legal description: Lot 1 Deposited Plan 74760, Lot 2 Deposited Plan 77128

Rate books reveal that Mrs Mary Anne Page paid rates for a 'dwelling' on Moir Street, Town Acre 296, from 1891-1901. The house at 24 Moir Street does not appear on the 1892 Ward Map, so it is difficult to determine its original plan and scale at the time it was built. The rates Mrs Page paid were not particularly high in comparison to the rest of the Town Acre, which suggests that the house was of a modest size.

Mrs Page was a settler, and lived at 24 Moir Street until 1930.¹⁷⁹ The Preston family then owned the house and made alterations to the outbuilding.¹⁸⁰ By 1935, the house was owned by the Equitable Building Investment Company, and the Prestons

¹⁷⁹ *Wises Street Directories, 1885-1950*

¹⁸⁰ 00056:121:B10906, WCA

continued to live there until 1940.¹⁸¹ After this, Augustus Abrahams was the sole occupant until the mid 1970s. Since then, there have been a number of different occupants, often in groups, which suggests that the property is used as a rental.¹⁸²

Occupants:

1931-38:	Mrs Preston
1940:	J Preston, junior
1942-mid1970s:	Augustus Abrahams
1981:	Paulis Platais
1995:	Carol Hamilton
2000:	Louisa Golding
2005:	Phillip Romanos, Bianca Webb-Pullman, Julie Webb-Pullman
2010:	Stephanie Fraser
2015:	Group

This is a single-story raised cottage with flat façade and hip roof. The simplicity of the symmetrical façade, with one double-hung sash window either side of a central doorway, is reminiscent of a Georgian box cottage or early villa. The panes of the



double-hung sash windows are each divided with a single mullion.

The house has a raised and cantilevered timber verandah with a convex roof, which is supported by four timber posts and covers the entranceway. Timber decking and a

decorative balustrade continue to the right edge of the façade, where the verandah is accessed by a short flight of unpainted timber steps with open risers.

Other than the verandah, the decoration is minimal. The shallow eave of the roof is defined with a simple timber border and eaves bracket detail. Painted rusticated weather boards and corrugated iron roofing and verandah cover complete the exterior cladding.

¹⁸¹ 00432:362:30252, WCA

¹⁸² *New Zealand Post Office Directories, 1975-2015*

The house is stepped back from the street and a concreted car pad runs the full width of the house. There is no division between the footpath and car pad.

4 Description of area

Setting

Mt Victoria is a highly visible inner city residential suburb that forms an important backdrop to the city. It is defined by its steep topography, west to north-west aspect across the city and harbour, and the high proportion of original buildings still remaining. The greater part of Mt Victoria is confined by the Town Belt at its peak, and city centre at its base. Despite the lack of flat land, there is an overall perception of high density building.

Moir Street is located close to the base of Mt Victoria and is accessed from the suburb at the southern end of Brougham Street. The street then turns north, parallel to Brougham Street and Kent and Cambridge Terrace. The northern end of the street connects to Lloyd Street, a pedestrian access way that leads down to Hania Street – formerly Nelson Street.

Due to the commercial build-up of Hania Street, and Moir Street's proximity to the city, Basin Reserve, and Mt Victoria traffic tunnel, it sits within an area of Mt Victoria that is slowly becoming eroded by urban development. Despite this, Moir Street has remained reasonably intact.

Streetscape

Moir Street was originally not much more than a lane through farmland and it is still much narrower than the streets around it. The surrounding area, Brougham Street in particular, was built up along wide, undulating streets and large sections of land, with consistent alignment between houses and the street grid. This provided the setting for larger, more affluent houses with wider spacing and grand façades. These streets have retained a generous sense of space and grandeur. In comparison, Moir Street presents a similarly repetitive pattern but on a much smaller scale.

The most significant period of development for Moir Street was between 1884 and 1893, by which time all but one of the houses had been built. This short timeframe has resulted in a remarkably consistent visual quality along the street, and a strong sense of established historic character.

The street has a notable concentration of original dwellings, relatively uniform in scale and limited in the range of building types. There is a predominance of early workers' cottages, as well as villas and bungalows. Seen from the street, the majority of these are single story, with some on the western side extending to two storeys. There are a small number of two storey houses near the southern end of the street, and only one recent multi-unit subdivision, on the north side of the short east-west portion.

The streetscape is characterised by a mix of roof forms, including gabled for the cottages and bungalows and hipped roofs for the villas. The majority of front elevations present a 'public face' defined by bay windows of various types, verandahs and entrances, some recessed. The workers' cottages typically have with narrow gable ends to the street. Frontages are generally small; houses have either front gardens with low fences or walls or car pads.

The building materials consistently include corrugated iron roofing and painted rusticated or bevel-back weatherboard cladding for front elevations. This adds to the repetition of building form, scale and frontage setback to create a distinctive and relatively authentic Victorian streetscape that reflects the character of houses at the time.

5 Assessment of heritage significance

Cultural heritage values

Aesthetic Value

Does the area have architectural or artistic value because it embodies distinctive characteristics that may include design, style, type, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds;

The street has both individual examples and groups of houses of architectural interest, including the bungalow at 11 Moir Street, and the pairs and row of worker's cottages, albeit they have been changed.

Does the area 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?

Moir Street has high streetscape value due to the notable concentration of houses relatively uniform in scale. The streetscape embodies consistent visual quality and distinctive building character, further enhanced by the architecture and history of the surrounding area but particular, by comparison, in its compact scale.

Moir Street is particularly significant due to the heavy concentration of working class houses in an area close to the city. It is one of the few such examples within the Mt Victoria area, which evolved into a more wealthy housing area during the 19th century.

Does the area convey a sense of cohesiveness through characteristics that may include age, history, design, style, scale, materials, setting, craftsmanship, or use?

Moir Street conveys a sense of cohesiveness through the similarity of architectural characteristics present in many of the houses, which include form, style, age, and materials used. The limited range of building types along Moir Street includes a predominance of early cottages, as well as villas and bungalows. Seen from the street, the majority of these are single story, with timber construction, iron roofing, and variations of weatherboard cladding.

Historic value

Does the area contain parts or places associated with an important person, group, or organisation?

Moir Street has historic significance for its association with the Rev. John Moir, a key figure in the establishment and development of the Presbyterian Church in the wider Wellington region. Moir's personal association with the street is through the subdivision of the land he owned that led to the street's formation and for the construction of his house, one of the first on the street.

Another important figure associated with Moir Street is George Baker, a developer who owned one of Wellington's earliest construction companies. Baker was responsible for nearly a third of the houses on the street, including the group of worker's cottages on the north-west side.

Moir Street has significance for the point of difference it offers in the context of Mt Victoria's history i.e. its largely working class history, a strong contrast with most of the suburb, which was more affluent.

Does the area contain parts or places associated with important historic events, themes, patterns, phases, or activities.

Scientific value:

Does the area have archaeological value for its ability to provide scientific information about past human activity?

Most of the houses were built in the 19th century and could reveal information about European settlement from that period through archaeological investigation.

Does the area have educational value for what it can demonstrate about aspects of the past?

The concentration of houses in this narrow street can tell us something about the way people lived their lives in 19th and early 20th century working class areas of Wellington.

Does the area have technological value because it embodies a collection of elements of design, detail, materials, or craftsmanship that represent significant construction or architectural achievement or innovation?

The area has some technological value because it demonstrates a chronology of design trends and construction methods during the late 19th century. Of particular note are the six worker's cottages, with their repetition of basic form, construction, and materials.

Social value:

Does the area represent a focus of high public esteem?

Moir Street has important social significance for the enduring engagement with the street by its residents; this sense of community remains strong. An example of this is the annual, well-attended street party. It provides an opportunity for residents to connect, and for histories to be passed on.

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

Does the area represent a focus of community, regional, or national identity?

Does the area contribute to sense of place or continuity?

See above. The street lends itself to a strong sense of place.

Does the area represent a focus of community sentiment and connection?

As stated above, Moir Street's location, aspect and arrangement of houses encourage a strong sense of community.

2 *Level of cultural heritage significance*

Rare

Is the area rare, unique, unusual, seminal, influential, or outstanding?

The combination of a short, narrow street flanked by mostly workers' cottages is rare in Mt Victoria and is one of the few examples in an inner-city suburb of Wellington outside Thorndon and Aro Valley.

Representative

Is the area a good example of the class it represents?

The Moir Street area is a good representative example of the development of Mt Victoria as a residential suburb. It is a well-defined area that makes a specific contribution to the character of Mt Victoria, exemplifying the kind of settlement patterns prevalent in many parts of Wellington in the period from the late 1870s to the mid 1890s. The rapid development of the street gives it a consistent visual quality and sense of historic character.

Authentic

Does the area 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 every house has undergone some sort of change, the area presents a meaningful level of integrity and authenticity. Much heritage fabric is intact and many of the houses largely appear as they did 100 years ago. Even the alterations made to many of the front elevations illustrate popular trends in domestic architecture up until the late 1920s and the majority of alterations reference elements of the cottage bungalow vernacular. These changes have their own integrity.

The street continues to function largely as it did in the 19th century – as a residential street that also offers access from Brougham Street via Hania Street to Te Aro. As a result, the street remains a kind of entity separate from the rest of the Mt Victoria but connected to the city's urban centre.

Local/Regional/National/International

Is the area important for any of the above characteristics at a local, regional, national,

or international level?

Local.

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Porritt Avenue

Mount Victoria, Wellington



2017

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1 Executive summary (or brief statement of significance)

The proposed heritage area comprises the length of Porritt Avenue, a residential street in the suburb of Mount Victoria. Porritt Avenue is named after former Governor-General Sir Arthur Porritt.

The street's formation is the result of the subdivision of the estates of two families – the Tutchens and the Grays. The Tutchens subdivided land at the northern end (Town Acres 330, 331 and 323) in the mid-1880s and houses and a short piece of what became Porritt Avenue followed. The subdivision of the adjoining land to the south (Town Acres 320-322 and 325- 329) was undertaken by the Gray family from 1894. The street was completed to Ellice Street shortly thereafter and again, houses followed.

In the ensuing century or more, the street has undergone a number of changes; houses have been altered and extended, while trees and gardens have matured. The arrival of cars led to the construction of garages on the front of the properties. During the latter half of 20th century many houses were converted to rental properties. This trend has somewhat reversed in the early 21st century and houses are mainly owner-occupied. This is all very typical of Mt Victoria's wider history.

Porritt Avenue is relatively flat along most of its length, although it has a dip in the middle before rising to the respective ends of the street. Unlike the largely straight Austin and Brougham Streets, Porritt Avenue also has a slight kink approximately halfway along, at the point where Armour Avenue intersects. This is an accommodation for the terrain as much as anything.

Porritt Avenue is more of a side street than the likes of Brougham and Austin Streets. It is relatively densely built, with houses predominantly one storey high standing side by side on smallish sections. There are also two storey houses in three pockets; some of these houses are quite large but they are not typical of the street in general. There are several houses from the early settlement of the street during the 1880s, but the majority range in date from the late 1890s to the 1910s. This encompasses the period when the street was completed through to Ellice Street.

Porritt Avenue is significant for its relative integrity in a suburb that has changed markedly over its history. The street has lost just two houses along its entire length (and these were houses on corners at either end of the street). The changes that have taken place have been largely modest or early in the history of the houses. The street is long enough that its character shifts noticeably from one part to another, depending on the location and type and age of house. The street also reveals much about the needs and aspirations of 20th century home owners, with changes to house frontages and the building of garages and additions. The street has been home to some notable people, including Kate Evans, the first woman to graduate from a New

Zealand university, and land negotiator Thomas Poutawera, but mostly the street was home to working and middle class people leading ordinary lives.

2 Description of area

2.1 Area – contents and boundaries

The proposed heritage area incorporates the length of Porritt Avenue, with several clusters of particularly significant houses. Porritt Avenue runs between Pirie Street at the north and Ellice Street at the south. From north to south, it is intersected (from the west) by Tutchon Avenue, a narrow, no-exit lane and then Armour Avenue (also from the west), approximately halfway down. The latter also joins up with Brougham Street. The houses on the corners of both Pirie and Ellice Streets face on to these main streets, rather than Porritt Avenue. The houses on the corner intersections with Tutchon and Armour Avenues front on to Porritt Avenue, bar one. There are 44 houses contained within the heritage area, all of which are residential.

List of buildings

Odd numbers: 1-45 Porritt Avenue (inclusive), 49 Porritt Avenue

Even numbers: 2-54 Porritt Avenue (inclusive)

2.2 Other features

Not applicable.

2.3 Archaeology

This is an area of high heritage value that has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century living in a suburb that developed and changed rapidly in that period.

However, given the area is intensively built, any archaeological values would only be realised by the removal of one or more buildings, and are therefore likely to remain unrealised over time.

2.4 Setting

Porritt Avenue runs north-south along the undulating lower slope of Mt Victoria, one block north of the Mount Victoria tunnel.

Porritt Avenue originated as a cul-de-sac path rather than a thoroughfare and therefore is much narrower than the main streets surrounding it. The street is straight and flat at the Pirie Street end, has a bend and a dip in the middle and a gentle mostly straight slope from there to Ellice Street. The street links to one other – Armour Avenue

2.5 Streetscape, structures and features

The houses in Porritt Avenue are predominately single-storey cottages and villas built during the early expansion of the street, creating a strong sense of visual cohesion, although the two sides of the street have different building height patterns.

The dwellings generally have shallow front yards with low masonry walls, picket fences, gates, steps and garages. On the eastern side, which is the higher side of the street the dwellings are predominantly single-storey, built over a raised terrace. There are two groups of large two-storey villas: the first is built on the western side of the street opposite the area between where Tutchen and Armour Avenues intersect (no.s 17, 19 & 21); the second is along the ridge towards the Ellice Street end of the street (no.s 46, 48-50, 52 & 54). In both of these areas the villas are much larger and set back from the street frontage, built up the natural slope of the sections. North of Armour Avenue is a large number of cottages and a group of notable narrow, two-storey cottages (no.s 2-10).

Dwellings along Porritt Avenue have well defined front elevations with features like bay windows, verandahs and entrances orientated to the street front. The primary building materials used are timber and corrugated iron. Rusticated weatherboards are the most common exterior cladding although there are some examples of bevel back or ship lapped weatherboards, especially on additions and the lower portions of bay windows. Plaster finishes are typically used for garages with most being added during the 1930s and 40s, with some car ports added during the 1950s and 60s. There are a limited range of roofing types with most being hipped or a combination of hip and gable for the villas and gabled roofs for cottages and bungalows. There are several pyramid hipped roofs which are generally moderately pitched.

Collectively, the dwellings have a consistent style, with many retaining some features from their original construction and many of the alterations made in the 1920s echoing throughout the street.

Porritt Street reveals a great deal about the historic development of Mt Victoria. The subdivision of the Tutchen farm reflects the population growth and subsequent development pressures in Wellington in the late 19th and early 20th centuries. This conversion of farm land into a residential street reflects the intensification taking place in other inner-city suburbs such as Mount Cook and Newtown.

While several of the properties have had long-term occupation by their owners, the majority were investments and leased to tenants as rental properties. Several dwellings (no.s 16, 18, 22, 34, 40, 42, 15, 17, 19, 21, 29, 49) were converted into two flats in the 1950s-70s period and continued to house several tenants at a time. Only one has been converted back into a family dwelling (No. 49). Early occupants of the street tended to be working class or transient, with several 'travellers' listed in street

directories. For most of their history, the tenants of the dwellings could be described as lower middle-class and working class, with occupations in sales, building and manufacturing. After World War I there was an influx of Greek residents. In the 1970s the suburb attracted new residents who renovated much of the housing, while also displacing its former occupants.¹

Most of the dwellings on the street are individual houses on their own sections. There is only one example of a semi-detached house, No.48-50, and one where two narrow cottages were constructed on the same section, No. 9 & 11.

Years dwellings converted to two flats:

Even:

16 – 1972

18 - 1984

22 - 1959

34 - 1968

40 - 1973

42 - 1972

Odd:

15 – 1968

17 - 1954

19 - 1985

21 - 1958

29 -1968

49 – 1970s (converted back in 1987)

See area plan over page.

¹ <http://www.teara.govt.nz/en/wellington-places/page-2>

2.6 Area plan



3 Historic context

3.1 History of area

Early Settlement – Tutchen Farm

The Tutchen Farm played a significant role in the early history of the street. The farm occupied Town Acres 330, 331 and 323. 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. In the mid-1850s 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 two sons. 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.

By the early 1870s, Simon Tutchen was paying rates on Town Acre 323, later occupied by 87 Brougham Street, but he died in 1872 and his mother took over paying the rates. In 1878, Thomas Ladd took over farming the land but ownership was retained by the Tutchens. In 1880, Janet Tutchen (better known as Jessie Tutchen), the wife of Simon Tutchen and an executor of his estate, took over occupation of 323. Although the land was brought under the Land Transfer Act in 1874, it remained farmed and unused for housing or any kind of dwelling until at least 1882, the year that Sarah Tutchen died, when the sale of the Tutchen Estate was announced. A subdivision plan was drawn up by E.H. Beere in 1885 for portions of 330 and 331. Town section 323 was surveyed for Jessie Tutchen in September 1887. Sections were sold slowly over the next decade or so. By 1892, five houses had been built on the town acre.

The key to the use of the land was the construction of a short street (Tutchen Avenue) from what is now Porritt Avenue (then Tutchen Street) into the acre. This section was settled first and extended along until Town Acre 329, ending in an informal cul-de-sac and farm land.

The Gray Estate

The lower part of Porritt Avenue was created with the subdivision of the Gray Estate, extending the street through from Pirie Street to Ellice Street. William Gray and his wife arrived from Aberdeen on the *Simlah* in 1852 and settled first in New Plymouth. He became Postmaster in New Plymouth, Chief Clerk at Nelson, Secretary at Dunedin and Auckland and Inspector of Post Offices and then Secretary

of the General Post Office. (Son William arrived with them on the *Simlah*, aged 8).² The Gray Estate comprised of Town Acres 318-322 and 325-329.

Town Acre 325 was originally granted to Elizabeth Barr in 1864 and transferred to William Gray in 1876 under the Land Transfer Act. Town Acre 326 was purchased by William Gray in 1872. There was no Crown Grant issued for this Town Acre. Town Acres 327 and 328 were granted to William Burgess on 3 Aug 1859. After a complex series of transactions, William Waring Taylor acquired them in 1869 and they were transferred to the Gray Estate on 28 March 1870. Town Acre 329 was originally granted to Robert Ker. & others, issued through the Crown Grant, then transferred to J. E. Smith on 22 May 1863. It was brought under the Land Transfer Act in 1870 and presumably purchased by the Gray family then.³

William Gray died in December 1873.⁴ Thomas Ward surveyed sections 320 to 322 and 325 to 329 for Catherine Gray and D. Gray in December 1893. This survey shows the extension of Tutchten Street all the way through to Ellice Street and the sections divided up for development and sale.⁵ This subdivision of the Gray Estate marked the formation of Porritt Avenue as we know it today, extending right through from Pirie Street to Ellice Street. Catherine Gray died 1919.

The Victoria Block was the last major subdivision on Mt Victoria. It consisted of the seven town acres of the Gray Estate, bordered by Brougham, Austin and Ellice Streets. The Grays sold the land in 1893 and development of the block started with the creation of three new streets in 1894: Brougham Avenue (now Armour Avenue), Tutchten Street (now Porritt Avenue) and Victoria Avenue (now Albany Avenue). Water, drainage and gas were soon laid on.

Naming of the street

The street has undergone several name changes of its history. Originally the short street was called Tutchten Street after the sale of land from the Tutchten Farm. The Wellington City Council aired the topic of street naming and duplicate titles in 1910. A suggestion that Tutchten Street be renamed Ellice Avenue was still under consideration.⁶ Eventually, the street was renumbered and renamed to Ellice Avenue to commemorate one of the directors of the New Zealand Company, Russell Ellice. It was later renamed again as Porritt Avenue, after the Governor-General, Sir Arthur

² Cyclopedia Company Limited 1897, *The Cyclopedia of New Zealand [Wellington Provincial District]*, Cyclopedia Company, Limited, Wellington p.158

³ Town Acres 325-329, Deeds Index - Wellington and Special Grants - Folio 1 to Folio 354, Record No.: 1 Part 1, c. 1844-c. 1969, Archives New Zealand

⁴ *Evening Post*, 8 December 1873, p.2

⁵ Town of Wellington, Plan of Sections 320 to 322 & 325 to 329, Survey Map, December 1893, Wellington City Archives (WCA)

⁶ *Dominion*, 6 May 1910, p.2

Porritt. See biography on Te Ara -

<http://www.teara.govt.nz/en/biographies/5p34/porritt-arthur-espie>

3.2 History and description of key structures

2 Porritt Avenue

Date of construction: 1904

Legal Description: Lot 2 DP 6197

Owner at construction: F & W Ferkins



2 Porritt Avenue. (M Kelly 2016)

F & W Ferkins were builders and financiers (spec builders), with offices in Ghuznee Street. They operated in various parts of the city, and especially in Brooklyn. They built seven cottages (five on Porritt Avenue and two in Pirie Street) in 1904 and this was one of them.⁷ The two cottages at 68 and 70 Pirie have been joined in the middle and the original detailing and character significantly altered over the following years.

The house was occupied by many different occupants with very few staying more than a few years until the 1930s and 1940s, when occupancy became more long term. Tenants included: a grocer, a labourer, a chef, and a clerk. During the 1940s and 1950s, Gill Stan, an electrician, occupied the house. There have continued to be a variety of different tenants to the present day.

Although these five surviving cottages on Porritt Avenue were built at the same time the detailing on each cottage is different. Like the neighbouring cottages, it is built very close to the street edge with a low picket fence on the boundary. The street elevation is defined by an arrangement of three double-hung sash windows on the lower storey, with a larger window in the centre and two narrow windows either side. There is a shallow timber awning over top. The top storey has two top hung sash windows with the top panes divided by mullions. The entrance to the cottage is

⁷00053:101:5724, 2 - 10 Ellice Avenue, Seven Dwellings, 6 Nov 1903, 1904, F & W Ferkins, WCA

along the left side of the house. The exterior is clad in painted rusticated weatherboards, with corrugated iron on the sides, and features a corrugated iron gable roof. The exterior is decorated with a timber infill in the eaves, a set of eaves brackets underneath, and decorative scrolls under the two upper windows.

4 Porritt Avenue

Date of construction: 1904

Legal Description: Pt Lot 4 DP 81

Owner at construction: F & W Ferkins



4 Porritt Avenue. (M. Kelly 2016)

F & W Ferkins were builders and financiers (spec builders), with offices in Ghuznee Street. They operated in various parts of the city, and especially in Brooklyn. They built seven cottages (five on Porritt Avenue and two in Pirie Street) in 1904 and this was one of them.⁸ The two cottages at 68 and 70 Pirie have been joined in the middle and the original detailing and character significantly altered over the following years.

Early occupants of no.4 included a chef, a messenger, and a news agent. Around 1930, John McLellan, a mechanic, and his wife Helen began lengthy ownership and occupation of the cottage. John McLellan died in 1942,⁹ but his widow continued to live in the cottage until her own death in 1978.¹⁰

This narrow, two-storey cottage has a distinct street façade defined by an arrangement of three casement windows and decorative lead light top hung fan lights. There is a shallow timber awning over top with visible brackets. The top storey has a comparable set of three casement windows with top hung fan lights. Both sets of windows were presumably added some time in the 1920s. The entrance

⁸ 00053:101:5724, 2 - 10 Ellice Avenue, Seven Dwellings, 6 Nov 1903, 1904, F & W Ferkins, WCA

⁹ *Evening Post*, 12 March 1942, p.1

¹⁰ Helen McLellan, record no. 44334, <http://wellington.govt.nz/services/community-and-culture/cemeteries/cemeteries-search> [retrieved 3 June 2017]

to the cottage is along the left side of the house. The exterior is clad in painted rusticated weatherboards and features a corrugated iron gable roof. The exterior has pared back decoration with simple timber borders in the eaves and simple finish on the barge boards.

6 Porritt Avenue

Date of construction: 1904

Legal Description: Lot 4 DP 81

Owner at construction: F & W Ferkins



6 Porritt Avenue. (M. Kelly 2016)

F & W Ferkins were builders and financiers (spec builders), with offices in Ghuznee Street. They operated in various parts of the city, and especially in Brooklyn. They built seven cottages (five on Porritt Avenue and two in Pirie Street) in 1904 and this was one of them.¹¹

Early occupants of no.6 included a clerk, letter carrier, civil servant, mariner, and jeweller. In 1927, Albert Morris, a painter and later a messenger, began a lengthy occupation that only ended in the 1960s. The McMullan family have occupied the house since about 2005.

This narrow, two-storey cottage has a distinct street facing façade defined by a bay window on the lower storey with three casement windows and lead light top hung fan lights, added some time in the 1920s. There is a shallow timber awning over top. The top storey has two sash windows. The entrance to the cottage is along the left side of the house. The exterior is clad in painted rusticated weatherboards and features a corrugated iron gable roof. The exterior has pared back decoration with simple timber borders in the eaves and simple finish on the barge boards.

¹¹ 00053:101:5724, 2-10 Ellice Avenue, Seven Dwellings, 6 Nov 1903, 1904, F & W Ferkins, WCA

8 Porritt Avenue

Date of construction: 1904

Legal Description: Pt Lot 4 DP 81

Owner at construction: F & W Ferkins

F & W Ferkins were builders and financiers (spec builders), with offices in Ghuznee Street. They operated in various parts of the city, and especially in Brooklyn. They



built seven cottages (five on Porritt Avenue and two in Pirie Street) in 1904 and this was one of them.¹²

Early occupants of this house included a clerk, mariner, butcher, seaman, several labourers, engine driver, and barman. Mrs Alice Cocoran was an occupant from about 1946 until 1975. Since then there have been a number of different tenants.

The street facing façade is defined by a set of two bay top hung sash windows on both the upper and lower storeys. The entrance to the cottage is along the left side of the house. The exterior is clad in painted rusticated weatherboards and a form of manufactured board, and features a

8 Porritt Avenue. (M Kelly 2016)

corrugated iron gable roof. The exterior is decorated with a simple timber borders in the eaves and decorative scrolls under the two upper windows.

10 Porritt Avenue

Date of construction: 1904?

Legal Description: Lot 2 DP 331, DP 81 (Pt Lot 4 DP 81)

Owner at construction: F & W Ferkins

F & W Ferkins were builders and financiers (spec builders), with offices in Ghuznee Street. They operated in various parts of the city, and especially in Brooklyn. They

¹² 00053:101:5724, 2-10 Ellice Avenue, Seven Dwellings, 6 Nov 1903, 1904, F & W Ferkins, WCA

built seven cottages (five on Porritt Avenue and two in Pirie Street) in 1904 and this was one of them.¹³



10 Porritt Avenue. (M Kelly 2016)

hung sash windows with the top panes divided by mullions, similar to No. 2. The entrance to the cottage is along the left side of the house and covered by a timber awning. The exterior is clad in painted rusticated weatherboards, and manufactured board, and features a corrugated iron gable roof. The exterior is decorated with a timber infill in the eaves, a set of paired eaves brackets underneath, and decorative scrolls under the two upper windows.

12 Porritt Avenue

Date of construction: c.1896

Legal Description: Part Town Acre 331 (Pt Lot 18 DP 374)

Owner at construction: Possibly William Lowe

This cottage was likely built by or before 1896. William Lowe, a labourer, is listed as an occupant in the 1896-97 street directory. The owner in 1900 was F. Wilson and he added a bay window. It is not known if he lived in the house. Early tenants included: an engine driver, polisher, pastry cook, a stevedore and a marine engineer. Few

¹³ 00053:101:5724, 2 - 10 Ellice Avenue, Seven Dwellings, 6 Nov 1903, 1904, F & W Ferkins, WCA

occupants stayed more than a few years until the 1930s, when occupancy became more long term.



12 Porritt Avenue. (M. Kelly 2016)

In the mid-1930s, Henry Stopforth and his family, the owner of a hairdressing business, lived there through to the end of the 1970s. Later owner, J R Alexander, turned the cottage into a two-storey house in 1983 and also added a lean-to with a bathroom and a shed in the same the year.

The original dwelling constructed was a single-storey cottage, augmented by the bay window (1900) and the second storey in 1983. Today, this narrow two-storey cottage stands close to the streetscape, with a shallow front yard now enclosed by a picket fence. The street facade is defined by a bay window on the bottom storey and a

single window centred above on the upper storey. The windows in the bay have segmental arched heads and the window above has an unusual pointed arch, a detail not seen in any of the surrounding dwellings. They are in the style illustrated by the 1900 plans. The house is accessed via a door on the side along a path. The exterior is clad in painted rusticated weatherboards with a corrugated iron roof. The exterior is detailed with eaves brackets around the bay window and timber decorative scrolls on the facing of the upper window.

14 Porritt Avenue

Date of construction: 1895

Legal Description: Lots 17 and Part Lot 18 DP 81

Owner at construction: J. H. Meyer

This house was built for J.H. Meyer in 1895. Meyer was a prominent builder so it can be assumed that this was a speculative construction. There were a number of early tenants including: a clerk, surveyor, mill hand, stained glass artist, wharf labourer, civil servant, seaman, accountant, and carpenter. Edward Griffiths, a marine engineer, resided there in the early 1930s, and then again during the 1950s. Between 1957 and the end of the 1970s, Gladys Cooke, a clerk, occupied the house. The second storey was added in 2000.



14 Porritt Avenue. (M. Kelly 2016)

The dwelling has a clear front facing façade onto Porritt Avenue with a symmetrical design of two square bay windows on the lower level either side of a covered entrance. The two sets of bay windows are sash hung and the two windows on the upper storey are designed with true arches. The exterior is clad in painted rusticated weatherboards with a corrugated iron hip and gable roof. There is a shallow front and side garden separated from the street by a masonry and timber picket fence. The south façade facing onto Tutchen Avenue is divided into thirds with timber detailing, the central third is topped by a gable roof. There are two sets of square casement windows with decorative mullions and a large central arched window also with decorative mullions on the upper storey. On the lower storey is a square sash window and further along the façade can be seen another smaller square sash window in a lean-to addition.

16 Porritt Avenue

Date of construction: Pre-1890 (poss.)

Legal Description: Lot 16 DP 374

Owner at construction: William H Hook

This house was built for William Hook, a marine engineer. The 1892 Ward Map shows a three-room dwelling with a square plan. By 1900 the dwelling had five rooms, with a verandah on the street elevation. Hook was still the occupant in 1910. Joseph Smyth, a clerk, and Harold Redding, a mechanic, were followed by William McGuire, a carrier,¹⁴ who added the garage (accessed from Tutchen Avenue) in 1925.¹⁵ McGuire lived there until the early 1970s. He may have also been responsible for the construction of the two bow windows. Owner T.A. Patete converted the

¹⁴ *Wises New Zealand Post Office Directory, 1896-1930*

¹⁵ B00103, 16 Porritt Ave, Garage, 9 Oct 1925, W McGuire, WCA

dwelling into two flats in 1972.¹⁶ At some point the house was converted back into one dwelling. The current owners have lived at the property since 1980.



This single-storey cottage occupies the southern corner of Porritt Avenue and Tutchon Avenue. It is clad in rusticated weatherboards and a corrugated hipped roof. The dwelling's front elevation faces Porritt Avenue with a symmetrical design of two bow windows either side of a covered

16 Porritt Avenue. (M. Kelly 2016)

entrance. The windows are the same in design, with casements and decorative lead light top hung fan lights. The lower portion of the bows is clad in lapped weatherboards. The entrance is covered with a simple porch with timber posts. The Tutchon Avenue facing façade features two sets of casement windows, one with three-bays and the other with two-bays of casement windows. The windows are covered with a shallow timber awning. There is a lean-to at the back of the house. The exterior features simple detailing which seems to have been pared back over time. The façade may have looked more like No. 20, which was built around the same time, with the roof set over the bow windows and entrance. The shallow front yard has been filled with concrete and is enclosed by a brick fence with wrought iron infill.

18 Porritt Avenue

Date of construction:

Legal Description: Part Lot 15 DP 374

Owner at construction: Not known

The 1892 Thomas Ward map shows the presence of a small three room dwelling. By 1900 the footprint of the house had substantially changed, being much larger and with two square bays at the front, matching that of the current dwelling. The roof profile and footprint of the existing house lends itself to the possibility of the pre-

¹⁶ C36472, 16 Porritt Ave, Convert Dwelling to 2 flats, 14 Nov 1972, TA Patete, WCA

1892 house being moved to the back of the property. An adjoining building was then constructed in front, resulting in the house that exists today.

The arrangement described above suggests that the house may have been in two flats (or a boarding house) from the 1900s onwards and at various times the house did have multiple occupants. Elizabeth and Dune McKeller, a railway employee, occupied the dwelling from about 1905 to the late 1910s. That year the house was occupied by Maud Clifford, a nurse (who remained an occupant for the rest of the decade), along with a clerk and a masseuse. Charles M Guy, an auctioneer, occupied the house for a lengthy period from the 1930s through to the early 1970s.¹⁷ In 1984 the then owner D K Shephard converted the property back into a single dwelling.¹⁸



This single-storey villa was built with a shallow front yard. It is separated from the street by a white picket fence. The front façade is symmetrical with two square bay windows set into gables. The windows in the bay are sashes with a row of fixed lead light windows above. The back part of the house consists of a structure with the gable roof line at parallel to the street. The entrance to the house is accessed via a path running down the side. The dwelling is

16 Porritt Avenue. (M. Kelly 2016)

clad in painted rusticated weatherboards with facing boards on the corners and a corrugated iron pyramid hip and gable roof. There is simple detailing along the eaves and gable, with single timber eaves brackets.

20 Porritt Avenue

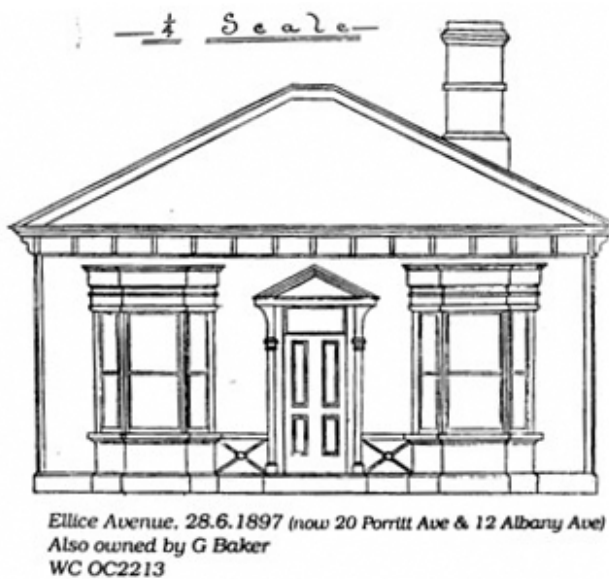
Date of construction: 1897

Legal Description: Lot 46 Town Section 329 DP 645

Owner at construction: George Baker

¹⁷ *Wises New Zealand Post Office Directory, 1896-1979*

¹⁸ C66276, 18 Porritt Ave, Convert 2 flats to Dwelling, 25 Sep 1984, DK Sheppard, John Clift and DK Sheppard



Courtesy of Mt Victoria Historical Society

including a commercial traveller. In 1913 Kinder Tucker, an engine driver, began a long period of ownership and occupation. Tucker lived there with his wife Mary until his death in November 1939, aged 64.²⁰ Mary continued to live in the house until the end of the 1950s. During the 1960s and 1970s a variety of occupants dwelt in the house.

This single-storey cottage is clad in rusticated weatherboards with facing corner boards and a corrugated hipped roof. The dwelling has a clear front facing façade



20 Porritt Avenue. (M. Kelly 2016)

This house was built for spec builder George Baker. He built a number of houses in Mt Victoria and his own house was in Brougham Street. Baker constructed two cottages in 1897; the other one faces Albany Avenue and was mostly likely a mirror image of no.20. The dwelling was constructed using heart totara piles and joists, the rusticating was heart matai and heart red pine.¹⁹

Early occupants are difficult to establish, but there were a number

onto Porritt Avenue with a symmetrical design of two bow windows either side of a central entrance. The two bow windows each feature seven bays of casement windows with decorative lead light top hung fan lights. The lower portion of the window arrangement is clad in lapped weatherboards. The dwelling has been built very close to the street with a shallow front yard demarcated

¹⁹ 00053:35:2213, WCA

²⁰ *Evening Post*, 24 November 1939, p.9

by a white picket fence.

22 Porritt Avenue

Date of construction: 1895

Legal Description: Lot 47 DP 645

Owner at construction: Ernest Sunley



22 Porritt Avenue. (M. Kelly 2016)

Ernest Sunley bought the section occupied by this house in 1894 for £247 10s.²² Sunley worked for the Telegraph Office from at least 1889²³ and from 1893 to 1895 was elected a trustee of the Wellington branch of the New Zealand Post and Telegraph Society.²⁴ He was elected to the committee of this organisation in 1895. Sunley lived at the house with his wife and family until the early 1900s. A daughter was born there in

1895,²⁵ and in 1897 the couple was advertising for 'a girl to mind two children during day; live at home [at] 4 Ellice Avenue.'²⁶

From 1905 until the early 1930s William Smith, a compositor, occupied the dwelling. Smith made alterations to the house in 1926, which were carried out by G W Booth. In September 1934, the contents of the six-roomed house were sold at auction on behalf of the executors of the estate (possibly Smith).²⁷ Since then there have been a number of different tenants, including a grocer, a factory employee, civil servant, and restaurant owner.

This house has a symmetrical street facing façade. It originally had two bay windows either side of the entrance and five rooms. Today, there are two sets of hung sash windows, with the top pane divided by mullions. The door is covered by a domed awning. The exterior is clad in painted rusticated weatherboards with a

²² *Evening Post*, 28 November 1894, p.2

²³ *Evening Post*, 13 May 1889, p.2 (competing in a handicap race for the Telegraph Office)

²⁴ *Evening Post*, 25 June 1894, p.2

²⁵ *Evening Post*, 24 June 1895, p.2

²⁶ *Evening Post*, 2 November 1897, p.1

²⁷ *Evening Post*, 10 September 1934 p.16

corrugated iron pyramid hip roof. Timber brackets running along the eaves. A garage was proposed at the front right of the property but was never constructed and there is a concrete pad instead.²⁸ P Bowes added three garages in 1955 to the rear of the property, which are accessed via Albany Avenue. Similar to the section next door, No. 20, another dwelling was built at the back of the section, accessed from the avenue behind.

24 Porritt Avenue

Date of construction: 1898

Legal Description: Part Lot 48 Town Section 329 DP 645

Owner at construction: A Markman

This house may have been built for Arthur Markham, later secretary of the Post and Telegraph Department, who also lived in Ellice Street for a period. There have been several long-term residents (likely owner-occupiers) living at no.24. Herbert Randal, lived there throughout the 1920s. Samuel Melbourne, a labourer, then resided there from the early 1930s through until the end of the 1950s. Sydney Moran, an advertising representative, lived there during the 1960s and 1970s.²⁹ Murray and Susan Sutcliffe and have owned and occupied the house since the early 1980s. They made unspecified alterations to the house in 1985.



24 Porritt Avenue. (M. Kelly 2016)

This single-storey villa was built 1898 with a shallow front yard. It is separated from the street by a timber fence with a built up garden. The front façade is symmetrical with two bay windows set into gables. The windows in the bay are segmental arched sash windows. The gable ends are decorated with timber battens. The dwelling is clad in painted rusticated weatherboards with

facing boards on the corners and a corrugated iron pyramid hip and gable roof. A note on the drainage plan states the dwelling was converted into two flats in 1964, however, only one resident was listed in street directories during the 1960s and 1970s.

²⁸ 00432:425:35748, Drainage plan, 1895, Applicant: Bares, WCA

²⁹ *Wises New Zealand Post Office Directory, 1896-1979*

34 Porritt Avenue

Date of construction: 1898

Legal Description: Lot 16A Town Section 328 DP 645

Owner at construction: W Andrews



34 Porritt Avenue. (M. Kelly 2016)

The dwelling was built by William Andrews in 1898³⁰ and he lived in the house with his wife Hannah. William worked as both a cabinet maker and carriage builder. Hannah Andrews, wife of William Andrews, died at the residence in 1930.³¹ William Andrews stayed on in the house but in the late

1930s it was bought by John Watterson, who added a garage in 1940 and made alterations to the windows in 1941.³² Watterson lived at the property until the end of the 1960s when it was bought by Michael Zavos and converted into two flats in 1968. Since then there have been a number of different tenants. There were unspecified alterations in 2006.

This single-storey villa occupies the corner site of Porritt Avenue and Armour Avenue. The villa is clad in rusticated weatherboards with a corrugated pyramid hipped roof. The dwelling has a clearly defined front façade facing onto Porritt Avenue, with a symmetrical design of two bay windows either side of a covered entrance in the centre. The two bay windows are the same in design, with hung sash windows. The central entrance is set in a gable with a stepped detail and chamfered posts. The exterior features simple detailing with eaves brackets and decorated gable end. A shallow front garden sets the dwelling back from the street and is enclosed by a low masonry wall.

36 Porritt Avenue

³⁰ 00053:49:3124, 34 Cnr Brougham Ave & Ellice Ave, Dwelling, 9 Dec 1898, W Andrews, WCA

³¹ *Evening Post*, 7 January 1930, p.13

³² B20393, 34 Porritt Ave, Garage, 2 Apr 1940, 7 May 1940, J Watterson; B21335, 34 Porritt Ave, Window Alterations, 28 Mar 1941, J Watterson, WCA

Date of construction: 1900

Legal Description: Lot 16 DP 645

Owner at construction: William James Gaudin

The villa was built for William Gaudin in 1900³³ and he lived there until around 1913. His family owned WJ Gaudin & Son Coal and Grain Merchants, selling coal,



crushed oats and maize, hay, straw, chaff, wheat, bran, pollard, potatoes, poultry and eggs.³⁴ Gaudin was a city councillor for a total of 25 years; from 1920-25 and 1927-47.

Another long-term occupant was William Gibson, who lived there with his wife from the 1920s to the 1940s. Gibson worked as a compositor. They made alterations to the dwelling in 1934. William, a 'well known officer of the D Battery', died at

36 Porritt Avenue. (M Kelly 2016)

the residence in May 1932.³⁵ He served for a number of years with the volunteer battery and promoted to the rank of lieutenant and was also a member of the D Battery Old Members' Association. He was survived by his widow.

Hotel proprietor Kurt Blum purchased the house in the early 1960s, adding the carport in 1962. He lived at the house until the end of the 1970s. Since 1980 there have been a number of different owners and occupiers.

This is a two-storey villa clad in rusticated weatherboards with a corrugated iron pyramid hipped roof. The street facing facade is asymmetric with an enclosed entrance on the left butting into a square bay window on the right. The entrance has a bull nosed roof and is glazed. There is a swept arch detail and the lower portion is clad with lapped weatherboards. It projects slight further out than the bay. The windows in the bay are hung sash windows, there is a shallow hipped roof with pairs of eaves brackets running around. The upper storey is symmetrical with two single hung sash windows. There are brackets running around the eaves.

38 Porritt Avenue

³³ 00053:68:4174, 36 Ellice Street, Dwelling, 8 Dec 1900, W J Gaudin, WCA

³⁴ *Evening Post*, 12 November 1892, p.2

³⁵ *Evening Post*, 31 May 1932, p.9

Date of construction: 1900

Legal Description: Lot 15 DP 645

Owner at construction: Mrs Bennett



38 Porritt Avenue. (M. Kelly 2016)

This house was built by contractors Menelaus and Riggs for a Mrs Bennett in 1900.³⁶ Street directories show that Frederick Renner, a master of Wellington College, lived at the property from the early 1900s. The house was later occupied by Harriet Birch who moved in around 1913 and

lived there until the mid-1920s. A series of occupants followed, including a baker, a builder, and a printer. In 1940 the house was taken over by John Howes, a bricklayer.³⁷ Howes lived there until the early 1970s. Since then there have been a number of different residents.

The original single-storey cottage was constructed by contractors Menelaus and Rigg, (Matthew Menelaus lived at no.27) had two prominent bay windows. It is set back from the streetscape with a shallow front yard separated by a masonry fence. There is a clear front façade which is symmetrical in design with two sets of windows either side of a central entrance and a verandah running along the front. The set of windows on the left are part of a square bay window with four narrow casement windows with decorated lead light top hung fan lights. The set of four-bay casement windows on the right is flush to the exterior wall. The doorway features side lights surrounding the door. The exterior is clad in rusticated weatherboards, the roof is corrugated iron and pyramid hipped. The verandah is simply decorated with chamfered timber posts but no corner brackets. The garage was constructed later and is built up to the edge of the verandah on the right, obscuring the symmetrical design of the house.

40 Porritt Avenue

³⁶ 00432:425:35759, 38 Porritt Avenue, 1900, WCA

³⁷ *Wises New Zealand Post Office Directory, 1900-1979*

Date of construction: 1900

Legal Description: Lot 14 DP 645

Owner at construction: Henry Lee



40 Porritt Avenue. (M Kelly 2016)

The house was built for Henry Lee in 1902, by builders Menelaus & Rigg (Matthew Menelaus lived at no.27).³⁸ Lee lived in the house until around 1910. It was then occupied by several different tenants. John Hiscock and his wife Hilda lived in the house from the mid-1920s until the early 1950s. They made alterations to the house in 1932. Hilda worked as music teacher from the house during this

time.³⁹ Nellie Grant lived there from 1955 until the mid-1960s. C Papadakis, purchased the property and lived there from 1975 through to the mid-1990s. He converted the dwelling into two flats in 1973, living in one and renting the other. Papadakis built a car pad in 1976 and then added a roof in 1981.⁴⁰ The house has been occupied by a number of different tenants since.

This is a single-storey villa built with rusticated weatherboards and a corrugated iron hip and gable roof and is elevated from the street level. The dwelling has a clearly defined front façade with a prominent bay window on the left and an enclosed entrance in the centre. The dwelling is accessed up a set of stairs and has a swept head detail over the entrance and a simple, single pane window. The windows in the bay are hung sash windows and there are pairs of eaves brackets at the articulations of the roof. The window on the right side is a three-bay casement window, with the outer bays divided into two panes with mullions. The dwelling was converted into two flats in 1973 by the owner C Papadakis and then the car pad added in 1976. The original dwelling had a symmetrical façade with two bay windows at the front. The right bay has been extended forward and the left one removed.

42 Porritt Avenue

³⁸ 00053:66:4060, 40 Ellice Avenue, Dwelling, 1901, Henry Lee, Menelaus & Rigg, WCA

³⁹ *Evening Post*, 2 February 1935, p.5

⁴⁰ C55998, 40 Porritt Ave, roof over existing car pad, 3 Jul 1981, C Papadakis, WCA

Date of construction: 1899

Legal Description: Lot 13 Town Sections 326 and 327 DP 645

Owner at construction: Miss Sheppard



42 Porritt Avenue. (M Kelly 2016)

1898. Miss Ward became principal about 1905 and the school closed around 1908-1910. There were several other schools throughout Mount Victoria, including the private school run by Kate Evans across the street at No. 49. Other schools included: Mrs McDonnell's Ladies Collegiate (57 Ellice Street, 1887-1896) and Miss Freeman's School (taking over the lease of 57 Ellice Street in 1897. Moved the school in term two).

According to a local historian the 'prevalence of private girls' schools in the area can be linked to the number of large houses able to be adapted to private training institutions. Private fee paying girls' schools were the norm until 1903 when the Secondary Schools Act, and related acts of 1903, gave girls free state secondary education.'⁴²

From the 1920s there were a number of different tenants, including a plasterer, manager, carpenter and several labourers. Sometime in the early 1940s J Relives, a restaurateur, purchased the property, building a retaining wall and garage in 1944. He lived there until the early 1960s. In 1972 H Kumar purchased the property and

E W Petherick designed the dwelling for Flora Sheppard to be used as a private school in 1899.⁴¹ The building was used as the Brougham Hill School, a boarding and day school for girls, with accommodation also provided for boys up to the age of 12. Flora Sheppard and her mother worked previously at Girl's Collegiate School, Masterton before setting up the Brougham Hill School in

⁴¹ 00053:54:3434, 42 Porritt Ave, School Building [Note: plans submitted for the permit do not match the building that was actually built], 29 Jun 1899, Miss Sheppard, Applicant: Wilson and Co, Architect: E W Petherick, WCA

⁴² Olliver, Alan, 'The Brougham Hill Schools', *Mt Victoria Historical Society News*, No. 47, October 2008

divided into two dwellings , living in one and letting the other. Since the 1990s there have been a number of tenants.

This single storey villa is constructed elevated from the street level and accessed up a set of stairs along the side of the house. The original dwelling was designed by E W Petherick, who also designed Clara Eakins' house at No. 54. There were changes to the dwelling early in its life, with an advertisement in the *Evening Post* as early as 1899, stated that 'extensive additions are being made to the present house', which included a schoolroom, bedrooms, lavatories, etc. These renovations would 'make it complete in every respect as an educational establishment.'⁴³

The dwelling as it stands today has two sets of windows at the front facade, set into a gable. The arrangement on the left consists of two pane casement windows with top hung fan lights. On the right is a shallow square bay window, with four-bay casement windows, also with top hung fan lights. The gable above is infilled with shingles and timber detailing. The exterior of the house is clad in rusticated weather boards with the base of the bay window rough cast. The front gabled portion of the house looks to have been added on, with an original portion behind with a pyramid hipped roof. This may have been done during the alterations in 1910.

46 Porritt Avenue

Date of construction: 1910

Legal Description: Section 12 Town Acre 326

Owner at construction: Robert Miller

This house was built in 1910 for Robert Miller by H G Wilton. Various Millers lived in the house over the next two decades. George Miller, a civil servant, resided there from 1920. George became assistant deputy Public Trustee and continued to live in the house until 1930. Walter G Stratford, an inspector, lived there from the early 1930s through until about 1950. At some point the property was divided into two dwellings, with both 46 and 46a listed on street directories from 1936 onwards.⁴⁴ Daniel Fitz-Jones, a clerk, lived in 46a from 1936 through until the early 1960s. In the early 1950s G Vitas purchased the property, adding a garage in 1953 and residing in No. 46 until the end of the 1970s. During the 1970s, Senior Legal, a factory worker, lived in 46a. Since the 1980s there have been a number of residents, with two flats listed through until 2015.

⁴³ *Evening Post*, 9 February 1899, p.8

⁴⁴ *Wises New Zealand Post Office Directory*, 1900-1979



46 Porritt Avenue. (M Kelly 2016)

façade are casement on the lower storey and hung sash on the upper with decorated timber awnings.

48-50 Porritt Avenue

Date of construction: 1908

Legal Description: Section 11 Town Acre 326

Owner at construction: G W McGill

The two attached dwellings at 48 and 50 Porritt Avenue were built for G W McGill in 1908.⁴⁵ The architect listed is James McGill, who may have been related. McGill worked as a monument mason and lived in No. 48 until around 1925. Henry Bayne, a seaman and his wife Alpine, lived at the property from around 1936 through to around 1975. Following this there were a number of different tenants.

No. 50 had a range of tenants during the 1920s, including a draughtsman, florist, builder and porter. By 1933, Arnold W Nixon, a car painter was occupying no.50 and he lived there until the late 1960s. Following this, there was series of short-term

⁴⁵ 00053:143:7944, 48 & 50 Ellice Ave, Two Dwellings, 30 Jan 1908, G W McGill, W J Parsons Architect: James McGill, WCA

tenants. Numbering suggests that both 48 and 50 were further divided in two, with tenants listed at 48a, 48b, 50 and 50b from the mid-1990s onwards.⁴⁶



48-58 Porritt Avenue. (M. Kelly 2016)

This large two-storey, semi-detached villa, was set back from the street and designed to fit the natural slope of the section. It has a clearly defined, symmetrical street facing façade. The exterior is clad in rusticated weather boards with a corrugated iron hipped roof. There are two sets of bay windows, on both the lower and upper storeys. The bays at the bottom are square with three bays of sash hung windows facing forward and a narrow sash window on the sides. There are also fixed coloured windows above. The bays have timber detailing, with the eaves brackets extending right down to the top of the sash windows which have horns. There is also a beaded detail running around the eaves. The bays on the upper storey have three sash hung windows with fixed coloured windows

above. The roof line follows the shape of the bays and it detailed with eaves brackets. The dwellings are accessed along the sides of the house and covered by timber awnings. There is a shallow front yard, demarcated with a low retaining wall and timber picket fence.

This is the only example of a semi-detached dwelling on the street although many others were later divided into two flats.

52 Porritt Avenue

Date of construction: 1899

Legal Description: Lot 10 and Part Lot 9 DP 645

Owner at construction: David Purdue (clerk)

⁴⁶ *Wises New Zealand Post Office Directory, 1900-1979*



52 Porritt Avenue. (M. Kelly 2016)

The villa was designed for David Purdie by architect G Stevenson and built by D Ritchie in 1899.⁴⁷ Purdie was a clerk and lived in the house until around 1910. From the 1910s until 1920 there were several different occupants, including a draper's assistant. From 1920 it was briefly used as a manse by a series of Baptist ministers, including Rev Samuel Buckingham and, later, the Rev Harry, from 1924

until 1931. During the 1930s and early 1940s there were a number of different occupants, including a driver, coal driller, and constable. Annie L Parker was resident from 1946 until the late 1950s when Gerald Hogan and then Jeremiah E Hogan were occupants. The Hogan family lived there until the early 1980s.⁴⁸

This large two-storey villa was built back from the street and up the natural slope of the section. It has a symmetrical façade on the street elevation. The exterior is clad in rusticated weather boards with a corrugated iron hipped roof. There are two sets of bay windows on the ground floor and two sets of hung sash windows on the upper storey. The bays at the bottom are three bays of sash hung windows with fixed decorated lead lights above. The bays have timber detailing, with the eaves brackets and window horns. The dwelling is accessed along the sides of the house and covered by timber awnings. There is a conservatory addition to the north façade, with window panes divided by mullions and clad in bevel-back weatherboards. There is a shallow front yard, demarcated with a hedge and a masonry garage. J P Hogan made alterations to the dwelling in 1949 and the garage was possibly also added at this time. A permit was issued for a double garage in 1958, but the garage constructed is single.⁴⁹ There have been several alterations to the interior layout of the dwelling since the early 2000s, with the installation of two fireplaces in 2004,

⁴⁷ 00053:49:3161, 52 Ellice Ave, Dwelling, 6 Jan 1899, D R Purdie, D Ritchie, Architect: G Stevenson, WCA

⁴⁸ *Wises New Zealand Post Office Directory, 1900-1979*

⁴⁹ 00058:62:C3076, 6 June 1958, WCC Archives.

enlarging of the kitchen and a new laundry and verandah in 2006, and a new unsuited in 2009.⁵⁰

54 Porritt Avenue

Date of construction: 1899

Legal Description: Part Lot 9 DP 645

Owner at construction: Clara Ann Eakins



54 Porritt Avenue. (M. Kelly 2016)

This house was designed by E W Petherick for Clara Eakins and built in 1899.⁵¹ Eakins lived in the house until about 1905. After this date there was a series of occupants until Donald Dennison, a post office clerk, who resided there from 1916 until the end of the 1920s. Tenants over the following years tended to stay for only a short period; Jason Ross, a clerk, lived there during the 1940s, Mrs Luckham during the 1950s, and Norman Lutton, a manager, during the 1960s. The dwelling appears to have been divided into two flats about this time. In the 1970s for instance, Paul Reid was listed in Flat 1 and William Peebles in Flat 2.⁵²

A narrow, two-storey villa with a symmetrical street facing façade built back from the street and up the natural slope of the section. The dwelling is accessed via a set of steps along the right side of the section. The entrance is covered by a porch with chamfered timber posts and a domed roof. The dwelling still retains the original character of the facade that E W

⁵⁰ 00078:1401:116751, 52 Porritt Ave, Installation of two fireplaces, 2004
00078:2036:128598, 52 Porritt Ave, dwelling additions & alterations, 2005
00078:1612:109310, 52 Porritt Ave, demolition of wall & replacement with beam to enlarge kitchen; construction of new laundry & verandah; with amendment, 2006
00078:2755:155707, 52 Porritt Ave, new ensuite 1st floor, 2009, WCA

⁵¹ 00053:46:2967, 52 Ellice Ave, Dwelling, 2 Sep 1898, 1899, Mrs. Clara Ann Ekins, C H Dryden Architect: E W Petherick, WCA

⁵² *Wises New Zealand Post Office Directory, 1900-1979*

Petherick designed in 1898. The bay in the lower storey has three bays of hung sash windows with a convex roof and decorative eaves brackets. The windows on the upper storey consist of a set of two hung sash windows with the upper pane divided by mullions. The villa is clad in rusticated weatherboards with facing boards along the corners and has a corrugated iron hipped roof. The dwelling is separated from the street with a retaining wall and white picket fence. There is a shallow front garden.

Porritt Avenue Houses - Odd

1 Porritt Avenue

Date of construction: c. 1888

Legal Description: Lot 12 Town Section 331 (Pt Lot 12 DP 296)

Owner at construction: Possibly Leonard Small



1 Porritt Avenue. (M. Kelly 2016)

Leonard Small is listed on the 1888-1889 rate book as the person paying rates on this dwelling.⁵³ He is the likely builder. The dwelling is shown on both the 1892 and 1900 Ward Map as a four room cottage with a gable on the right and a verandah running along the front left. The latter has now gone.

The dwelling had a number of different occupants over the

years including an asphalter and a labourer. There have been two long-term occupants: Robert Whitelaw, a corporate employee, occupied the house from 1910 until the late 1920s; and, Margaret Leitch lived there from the 1940s through to the late 1960s.⁵⁴ The records for occupancy since the 1980s are scarce, with only one tenant listed on the Habitation Index in 2010.

This small single-storey cottage was built close to the streetscape with a shallow front yard, now delineated by a low masonry wall and small white picket gate. It has rusticated weatherboards and a simple corrugated iron gable roof. The dwelling has a clearly defined front façade with a gable on the right and two sets of casement

⁵³ Wellington City Council Te Aro Ward Rate Book, 1888-89, WCA

⁵⁴ *Wises New Zealand Post Office Directory, 1900-1979*

windows with top hung fan lights. The exterior features simple detailing with a finial, scrolled bargeboards and timber awnings above the windows.

3 Porritt Avenue

Date of construction: 1887

Legal Description: Lot 13 Town Section 331 (Lot 13 DP 296)

Owner at construction: John James Harris



3 Porritt Avenue. (M. Kelly 2016)

John Harris, a letter carrier, was paying £23 in rates for a dwelling in 1887⁵⁵ and lived at the house from this date until the early 1920s. He made alterations in July 1905 which were carried out by H.F. McKenzie. Another long-term occupant was George McNoughton, a labourer, who lived in the villa during the 1920s through to the late 1940s. Harry Denton, a plumber then lived in the house from 1950

until the end of the 1970s. The dwelling was replied with alterations and a garage added in 1980 by the owner C Devitt.⁵⁶ The original dwelling had an asymmetrical facade, with a bay window on the left and a verandah running along the front. The additions made by C Devitt in 1980 extended the facade to meet the street and added the garage underneath in the right bay.⁵⁷ Devitt lived in the property until the mid 1990s, along with several other occupants.

This single-storey villa is sited on the street edge, separated by a masonry and picket fence along the left side. The front façade is asymmetrical with two bays either side of a recessed entrance. The left window is a square bay window with two single hung sash windows, the right window sits above a garage with a timber front and features two single hung sash windows. The exterior is clad in painted rusticated weatherboards and features a corrugated iron gable roof. The top half of the gable is infilled with decorative timber work and features pairs of eaves brackets under the gable.

⁵⁵ Wellington City Council Te Aro Ward Rate Book, 1887-88, WCA

⁵⁶ C54174, 3 Porritt Ave, Dwelling Additions, Alterations and garage, 11 Jul 1980, C Devitt, WCA

⁵⁷ 2841, drainage plan, WCA

5 Porritt Avenue

Date of construction: c.1887

Legal Description: Lot 14 Town Section 330 (Lot 14 DP 296)

Owner at construction: Samuel McDowall



In 1886, John Andrew Carson was paying rates of £5 for the land on this section and £28 for a dwelling next door at No. 7.⁵⁸ Samuel McDowall, an engineer, purchased the property sometime between 1888 and 1890, living in the villa until the late 1900s and making alterations in 1917.⁵⁹ The house was then rented out to

5 Porritt Avenue. (M. Kelly 2016)

several different tenants over the following years, including a painter, an engine driver, a police senior sergeant, a clerk and several labourers. Ethel McConnell was a long-term resident from the 1950s through to around 1975.⁶⁰ Since the 1980s it has been home to a number of different tenants.

This is a single-storey villa with symmetrical street facing façade. Two gabled windows feature either side with the entrance set in the centre up a set of steps. The two sets of windows are four-bay casement windows with top hung fan lights. It features a hip and gable roof with simple detailing along the eaves and gable. The dwelling is clad in painted rusticated weatherboards with corrugated iron roofing. There is a small front garden separated from the street by a white picket fence. It is set back from the street a similar distance as the neighbouring house at No. 7.

A dwelling is shown on both the 1892 and 1900 Ward Maps as a five room house with a verandah running along the front right and a bay window on the left side facing the street. This does not match the current façade which was likely changed during the alterations by McDowell in 1917.

⁵⁸ Wellington City Council Te Aro Ward Rate Book, 1886-88, WCA

⁵⁹ 00053:192:10583, 5 Porritt Ave, Alterations to building, 15 Sep 1917, McDowell John Horlock, WCA

⁶⁰ *Wises New Zealand Post Office Directory, 1900-1979*

7 Porritt Avenue

Date of construction: c. 1886

Legal Description: Lot 15 Town Section 330 (Lot 15 DP 296)

Owner at construction: John Andrew Carson



7 Porritt Avenue. (M. Kelly 2016)

John Carson is listed as occupying the dwelling in 1887. He was paying rates for this dwelling and for the land on the neighbouring property at No. 5.⁶¹ Ann J Crespin, the widow of Gedwin Crespin, was a long-term owner/occupier from 1890 until the late 1920s. She died at the house in 1929, aged 92 years.⁶² C H Barratt moved in after but he died suddenly in 1932, aged

63. Barratt had been manager of the Wellington Gas Company's showroom for 32 years.⁶³ The house then had two more long-term occupants. Frederick H. Newman, a clerk, lived there from the mid-1930s until 1950. Tom Soulis purchased the house and made alterations to the house in 1960 and lived at the property until the early 1980s. During the mid-1990s through to the early 2000s there were a number of different tenants, suggesting a flatting situation.

This single storey cottage is one of the few on the street to be clad in bevel-back weatherboards rather than rusticated. It is set back from the street at a similar distance to the house at no.5, next door, featuring a small garden and separated from the street by a low masonry and timber fence. The dwelling has an extension projecting forward on the left and there are two sets of three-light casement windows with top hung panes. There is a centrally located entrance. The roof is corrugated iron with a pyramid hip over the main footprint of the dwelling and a lean-to/skillion roof over the left projection. The exterior detailing is minimal with none of the timber embellishments seen on neighbouring cottages and villas.

⁶¹ Wellington City Council Te Aro Ward Rate Book, 1887-88, WCA

⁶² *Evening Post*, 10 August 1929, p.1

⁶³ *Evening Post*, 23 May 1932, p.8

The dwelling is shown on both the 1892 and 1900 Thomas Ward Maps as a five-room dwelling with two bay windows facing the street and a verandah over a central entrance. During the alterations made by T Soulis in 1960 the bay window on the left side was extended and given a square profile during, while the bay on the right side was squared off.⁶⁴ This paring back of villa details and squaring off of the façade reflects the style of housing popular of the time

9 Porritt Avenue

Date of construction: By 1900

Legal Description: Lot 1 Town Section 330, Lot 17 DP 15 (Lot 1 DP 6412)

Owner at construction: Not known



9 Porritt Avenue. (M. Kelly 2016)

While many other dwellings were being constructed during the late-1880s and 1890s around it, this plot of land remained empty; Ezekiel Kemp Read paid rates of £5 for the land.⁶⁵ Walter Usmar was the occupier in 1902, but it is not possible to say with certainty who built the house. It had a number of early occupants, [marine engineer, motor driver, traveller] until 1925 when Alfred Hastings, a butcher, and his wife, Lottie, took over occupation and lived there until 1950. Alfred Hastings passed away in 1939.⁶⁶ Alida Woolf purchased the property and lived there until the early 1980s. Since then, a number of different tenants have occupied the cottage.

This is a narrow, single-storey cottage with the street facade dominated by a bay window. The entrance is on the north side. The exterior is clad in rusticated

⁶⁴ See DP 23457, Drainage Plan, WCA

⁶⁵ Wellington City Council Te Aro Ward Rate Book, 1886-87-, WCA

⁶⁶ *Evening Post*, 22 February 1939, p.1

weatherboards and features a corrugated iron gable roof. The exterior features simple detailing with a finial, scrolled bargeboards and corner facing boards. The bay window is clad in bevel back weatherboards and features casement windows with top hung fan lights. There is a small front garden which is separated from the street by a masonry and picket fence.

There is a close relationship with the cottage at No. 11, with the same narrow footprint, front façade bay window and distance from the street front.

The section is shown empty on the 1892 Ward Map, but by 1900 two narrow, four-room dwellings have been erected on section 16, both without the bay windows at the front.

11 Porritt Avenue



Date of construction: By 1900

Legal Description: Lot 2 DP 6412

Owner at construction: Not known

While many other dwellings were being constructed during the late-1880s and 1890s, this plot of land remained empty and Ezekiel Kemp Read paid rates of £5 for the land. While No. 9 had a number of different tenants, those at No. 11 tended to stay several years and included a clerk, blacksmith, railway employee, butcher, and mechanic. Beatrice Holt lived there long-term during the 1940s and 1950s. Rhoda

11 Porritt Avenue. (M. Kelly 2016)

Worthington lived there during the 1960s and then Thomas Maloney during the 1970s.⁶⁷ The current owner has lived at the property since the mid-1990s.

This is another narrow, single-storey cottage with a bay window on the front elevation. The entrance is on the north side. The exterior is clad in rusticated

⁶⁷ *Wises New Zealand Post Office Directory, 1900-1979*

weatherboards and has a corrugated iron gable roof. The exterior features simple detailing with a finial, scrolled bargeboards and corner facing boards. Unlike the bay window at No. 9, this window is clad in rusticated weatherboards and features single hung sash windows divided by timber mullions. There is a small front garden which is separated from the street by a masonry and timber boundary fence.

There is a close relationship with the cottage at No. 11, with the same narrow footprint, front façade bay window and distance from the street front.

The section is shown empty on the 1892 Ward Map, but on the 1900 Ward Map there are two narrow, four-room dwellings on section 16, without the bay windows at the front.

13 Porritt Avenue

Date of construction: c. 1886

Legal Description: Lot 1 DP 470580 – SUBJ TO ROW & ESMT

Owner at construction: Robert H. Wilson



13 Porritt Ave

'resident of long standing, and well known and respected by people in various walks of life.'⁶⁹ Annie S Jones was listed as the occupant until the early 1960s.

From then until around 2005, members of the Pitselidis (owners) family have lived there, along with several different tenants.

Robert H. Wilson, an undertaker, built this villa in the mid-1880s and then lived at the property until the early 1900s. William Jones, a clerk, then lived in the house until the late-1930s. Between 1913 and 1927 William Jones shared the house with his wife Annie (née Henry).⁶⁸ William Jones died in March 1935, aged 75. He was described as a

⁶⁸ Registration number 1927/2876,

<http://www.bdmhistoricalrecords.dia.govt.nz/Search/Search?Path=%2FmarriageSelect.m%3Fsort%3Dnatno#matches>

⁶⁹ *Evening Post*, 25 March 1935, p.5

This is a single-storey villa built with a shallow set back from the street and a low brick wall on the perimeter. It has rusticated weatherboards and a simple corrugated iron hip and gable roof. The dwelling has a prominent bay window on the left, an enclosed verandah running along the front right and the entranceway in the centre up several steps. The exterior features simple detailing with a plain bargeboards and pairs of timber eaves brackets. There is a shallow bow window on the left with five narrow casement windows with top hung fan lights, covered by a timber awning. Inside the covered verandah, on the right, is a square bay window with four narrow casement windows and top hung fan lights.

The dwelling is shown on both the 1892 and the 1900 Ward Maps as having six rooms, a verandah running along the right side and a prominent left bay, matching the dwelling seen today.

The Pratley family demolished the cottage at the back of the section and a new one-bedroom cottage was design by architect Irena Desmond and built in 2008.⁷⁰ The closing-in of the verandah looks to have been done at a later date, the cladding at the base does not match that of the rest of the dwelling.

15 Porritt Avenue



Date of construction: 1896

Legal Description: Lot 44 Town Section 329

Owner at construction: T G Poutawera

This house was built by Thomas G Poutawera in 1896, and lived in by Thomas and his wife until 1910

15 Porritt Avenue. (M. Kelly 2016)

Thomas George Poutawera, also known as Tamati, bought section 44 and 43 in the last big subdivision of the Victoria Block, in 1896.⁷¹ The house he built was designed in 1894, which he called Rahiri.⁷² Thomas was Nga Puhi, born in the Bay of Islands and a cousin of Hone Heke. He was educated at Te Aute College and in about 1884 he came to Wellington to work

⁷⁰ 00078:3327:177821, 13 Porritt Ave, New one-bedroom cottage, ground floor plus mezzanine, one bathroom, four Velux skylights & gas fire. Demolish existing cottage, 2008, Pratley Family, Architect – Irena Desmond, WCA

⁷¹ *Evening Post*, 26 Sept 1896, p.5

⁷² 00053:17:1000, WCA

for the government. For many years he was an interpreter in the Native Department, often involved in land negotiations. He was a member of the Polynesian Society and elected to its Council in 1897 and his translations of Maori legends were published in their highly-respected journal.

In 1897, the year he was elected to the Council of the Polynesian Society, and gave a paper on "The employment of Maoris after leaving school" at the first conference of the Te Aute Students' Association, he died.⁷³ Only 36 years old, it had been discovered some months earlier that he had cancer of the shoulder. He was operated on twice and news of his health was reported in the *Evening Post*, one article stating, "We are glad to learn that the health of Mr T Poutewera [sic?], of the Native Office, who recently underwent an operation in the Hospital, is improving."⁷⁴ Unfortunately, the operations were ultimately unsuccessful and he was sent home and died on November 26, 1897.⁷⁵ Thomas left a wife, Jeannette, and two children.

Jeanette Poutawera continued to live in the house until the end of the 1920s. Sometime around 1930 a Mrs F C McNeil purchased the house, and lived there until the late 1960s. In 1968 the dwelling was converted into three flats by the owner, G Giappos and since then has been occupied by a number of different tenants.

This single-storey cottage was built with a shallow front garden that slopes quite steeply down to the street and is now delineated by a low timber fence. The dwelling is built with rusticated weatherboards and a corrugated iron hipped roof with an unusual line, due to the later alterations made. The dwelling has a clearly defined front façade with a prominent square bay-window on the right with top hung sash windows, a wide central entranceway with a double front door and a set of three-bay casement windows with top hung fan lights on the left. The exterior features simple detailing with different detailing seeming to be associated with different dates over the lifetime of the house. There are pairs of eaves brackets around the eaves of the bay window, but these do not carry around the entire way. On the 1900 Ward Map the dwelling is shown as having six rooms with a bay-window projecting forward on the right side and a verandah alongside. Mrs F C McNeill made alterations to the façade in 1936, adding the square projection onto the front left,⁷⁶ which projects out from the original roofline and removing the verandah from the front.

⁷³ *Journal of the Polynesian Society*, Vol. 1, No. 1, 1892

⁷⁴ *Evening Post*, 7 July 1897, p.5

⁷⁵ *Evening Post*, 27 Nov 1897, p.2

⁷⁶ B15293, 15 Porritt Ave, Dwelling Additions, 8 Jul 1936, Mrs FC McNeill, WCA

17 Porritt Avenue

Date of construction: 1897

Legal Description: Lot 43 Town Section 329

Owner at construction: Congregational Manse



17 Porritt Avenue. (M. Kelly 2016)

In 1897 the Courtenay Place Congregational Church decided to build a new manse and the suggestion was made that they purchase a section on the Victoria Block (Section 43 Ellice Avenue), the total cost of the section and building to be £650. Mrs Williams of The Terrace Church offered to advance the necessary money if the Church could raise £150. On completion the house was occupied by a series of

ministers until the 1950s. The Rev William Simpson Fernie, for instance, lived there in 1900 and 1901.⁷⁷ In 1916 the Church added a washhouse. Bolk Piatkowski converted the dwelling into two flats in 1954 and lived in one during the 1960s. He made alterations to the house in 1960.⁷⁸ Since the 1970s a number of tenants lived there until the mid-1990s when the Gaisford family began occupying the villa. They remain the occupants.

The Thomas Ward map of 1900 shows the dwelling as having seven rooms with the two bay windows. This large two-storey villa was built back from the street and on the natural slope of the section. The exterior is clad in rusticated weatherboards and has a gable and hip roof in corrugated iron. The front facade is asymmetrical with a square bay window on the lower storey on the left side and a balcony above. The entrance is set along the left side of the house along a path. The right projection is the most prominent with a square bay window on the ground floor with hung sash windows. Above this is a three-bay casement window with top hung fan lights and gable above. The top half of the gable is infilled with decorative timber work and pairs of eaves brackets run along the line of the roof. The balcony is detailed with chamfered timber posts with timber brackets and linear decorative cut-outs.

⁷⁷ See *Stones Directory*, 1902

⁷⁸ B35712, 17 Porritt Ave, Convert Dwelling to 2 flats, 8 Feb 1954, Piatkowski, AJ Hardy; C04665, 17 Porritt Ave, Dwelling Additions, 31 Mar 1960, Piatkowski, WCA

Windows running along the north and south facades are typically single hung sash windows.

19 Porritt Avenue

Date of construction: 1900

Legal Description: Lots 41 and 42 Town Section 329 DP 645

Owner at construction: Alfred Maurice Lewis

No. 19 and 21 Porritt Avenue were built for Alfred Lewis in 1900 but neither was occupied by him in the following years. Lewis was a prominent Wellingtonian; a soft drink manufacturer, philanthropist, musician and a devoted member of the Congregational Church.⁷⁹



19 Porritt Avenue. (M. Kelly 2016)

The house was occupied by Colonel Lambert W Loveday during the 1910s and then long-term by James Rankine, a master mariner, from the mid-1920s until the early 1940s. Civil servant, David Martin moved in around 1950 and lived there until the end of the 1950s. The dwelling was converted into two flats by R P Wilkinson and B A Watson in 1985.⁸⁰ Since then it has had a number of different occupants.

This two-storey villa was set back from the street. There is a front garden and the house is accessed up a path from the street.

The exterior is clad in rusticated weatherboards and has a hipped roof in corrugated iron. The front facade is asymmetrical but is fronted by a verandah that runs along the front on both the upper and lower storeys. The verandah has a bull-nose style roof which gives the villa a particular character that sets it apart from the dwellings either side. On the

⁷⁹ *Evening Post*, 30 June 1945, p.9

⁸⁰ C67351; 19 Porritt Ave, Convert 2 flats to Dwelling, 25 Feb 1985, RP Wilkinson and BA Watson, WCA

lower storey there is a square bay window on the left, with a set of two hung sash windows with top hung fan lights. To the right is a prominent entrance with glass panes running around the outside and a large arched window above. The upper storey has two double doors to the balcony, with square glass panes. The balcony is decorated with chamfered timber posts, curved brackets, timber fretwork and moulded balusters.

21 Porritt Avenue

Date of construction: 1900

Legal Description: Lot 41 DP 645

Owner at construction: A M Lewis



21 Porritt Avenue. (M. Kelly 2016)

names listed on the 1995 Habitation index. James Luca and Sally Rose have lived there since around 2005.

No. 19 and 21 Porritt Avenue were built for A M Lewis in 1900. The two houses were built for £750 each. Lewis lived in neither house. Lewis was a prominent Wellingtonian; a soft drink manufacturer, philanthropist, musician and a devoted member of the Congregational Church.⁸¹

No. 21 housed a master mariner, George Wilkinson during the 1920s. Robert Todd lived there long-term from 1946 until the house it was converted in two flats in 1958 by owner C. Gerondis.⁸²

Since then it has been occupied by a number of different people, with six tenants with different last

⁸¹ *Evening Post*, 30 June 1945, p.9

⁸² C03775, 21 Porritt Ave, Convert Dwelling to 2 flats, 4 Aug 1959, C Gerondis, WCA

This two-storey villa is clad in rusticated weatherboards and has a hipped roof in corrugated iron. The dwelling has a clearly define front façade with the entrance on the right side under a verandah which runs along the front, butting into a square bay window projecting forward on the left. The bay has sets of swept head single-hung sash windows. The upper storey has a set of two swept head single-hung sash window on the left and a single one on the right. The exterior is decorated with pairs of eaves brackets running along the line of the roof.

23 Porritt Avenue

Date of construction: c.1899⁸³

Legal Description: Lot 39 DP 645

Owner at construction: Not known



Harold Linney, a clerk, lived in this house from the early 1900s through to 1910 when it was taken over by Walt John Staff, clerk of works, and his wife Annie, who lived there until the late 1920s. In the late 1920s, Alfred Lewis, a civil servant, purchased the property and made several alterations, including adding a garage in October 1929 and a porch in 1933.⁸⁴

23 Porritt Avenue. (M. Kelly)

The property was then occupied by another long-term tenant, driver William Tinney from the 1940s until the mid-1970s. From the 1980s it was occupied by a number of different tenants including up to six tenants in 2010.⁸⁵

This single-storey villa was built with a front garden that slopes quite steeply down to the street. The small front yard is enclosed from the street by a garage at street

⁸³ Date on drainage plan, Applicant: Lennie 00432:425:35749, 1899, WCA

⁸⁴ B8167, 23 Porritt Ave, Garage, 1 Oct 1929, A Lewis; B08616, 23 Porritt Ave, Additions & Alterations, 20 Jan 1930, A Lewis, G H Hathaway; B12526, 23 Porritt Ave, Porch, 18 Aug 1933, A Lewis, WCA

⁸⁵ 'Habitation Index', Wellington Central, 2005

level combined with a continuous masonry and white picket fence running along the front.

The dwelling has a symmetrical facade with a set of bay windows either side of a central entranceway covered by a small gabled porch. The main roof is a corrugated iron hipped roof and the exterior is clad in rusticated weatherboards. The bay windows are not identical, the left is composed of a four casement windows with top hung fan lights, whereas the central window on the right bay has been combined to form one large pane. There is simple timber detailing on the verandah over the front entrance, with dentil blocks and panelling.

25 Porritt Avenue

Date of construction: 1900

Legal Description: LOT 37 Town Section 329 DP 645

Owner at construction: J Henderson



25 Porritt Ave. (M. Kelly 2016)

This one-storey villa was built in 1900 for John Henderson,⁸⁶ a clerk, who lived in the house until the mid-1920s. During the 1920s and 30s it was occupied by several different tenants including Jane Cutcher, Mrs E Phelan and Robert Collier, a wicker worker. Lucy Adams owned the

house during the 1940s and during this time added the garage to the front in 1940. Mrs P Sim lived there long-term from 1957 until 1977. From the 1980s, it housed a single occupant, Winifred Roubatham Murtagh, until around 2005.

One-storey villa clad in rusticated weatherboards and a corrugated hipped roof. The dwelling has a clearly defined front façade with a symmetrical design of two bay windows either side of a covered entrance in the centre. The two bay windows are the same in design, with three bays of single hung sash windows. The central entrance is wide with double doors and accessed up a set of stairs and onto a verandah. The exterior features simple detailing with pairs of eaves brackets,

⁸⁶ 00053:67:4106, 25 Ellice Avenue, Dwelling, 19 Oct 1900, J Henderson; B21184, 25 Porritt Ave, Garage, 18 Mar 1941, Mrs Adams, WCA

chamfered timber posts and a stepped detail above the opening of the verandah. A shallow front garden sets the dwelling back from the street and a garage forms part of a continuous low concrete wall enclosure. The garage was added in 1940 and sits very close up against the left side of the verandah, almost touching and obscuring the effect of the symmetrical façade.

The dwelling shown on the 1900 Thomas Ward Map has seven rooms and the two prominent bay windows at the front but not the covered porch entrance. It may not have been completed when the map was prepared, or perhaps the porch was added several years later.

27 Porritt Avenue

Date of construction: 1899

Legal Description: LOT 35 Town Section 328 DP 645

Owner at construction: W Wood



This house was built for W. Wood in 1899.⁸⁷ There is no evidence to confirm if he lived in the house or not. Occupation turned over regularly in early decades and included a furnisher, an accountant, and a chef's mate. John R Crocker owned and occupied the house during from the 1940s to the 1960s and added the garage at the front in

27 Porritt Ave. (M. Kelly 2016)

1940. He later added a wash house in 1946.⁸⁸ It had several different tenants until the Hahladakis family began occupation in the late 1970s.

This single-storey villa was built with a shallow set back from the street, the front yard enclosed by a low masonry and picket fence. Featuring rusticated weatherboards and a corrugated iron hip and gable roof, the house has a symmetrical design of two bay windows either side of a covered entrance. The two bay windows are the same square design, with three bays of single hung sash

⁸⁷ 3175, 27 Ellice Avenue, Dwelling, 13 Jan 1899, W Wood, WCA

⁸⁸ B21110, 27 Porritt Ave, Garage, 14 Nov 1940 24 Mar 1941, JR Crocker; B25241, 27 Porritt Ave, Wash house, 17 Oct 1947, JR Crocker, WCA

windows. The central entrance is accessed up a set of stucco steps from the right, which obscure the original symmetrical design of the house. The exterior is moderately detailed with the top half of the gables infilled with decorative timber work and eaves brackets under the gable and, chamfered timber posts on the verandah. The later addition of the garage at street level sits against the left corner of the house.

The dwelling shown on the 1900 Thomas Ward map matches the one seen today with two bays either side of a covered entrance. It is described as being a six-room villa.

29 Porritt Avenue

Date of construction: c1899⁸⁹

Legal Description: LOT 33 DP 645 Part Town Sections 327 & 328

Owner at construction: Possibly E S Stafford

E S Stafford was the owner of this dwelling at the time of the preparation of the drainage plan⁹⁰ and in 1902 he was listed as the occupier, so it seems likely that the house was built for him. Stafford was later a councillor for the Onslow Borough.⁹¹ He was also elected as a director of the Khandallah Bowling Club in 1916.⁹²

Stafford was followed by a number of different occupants, including a post office clerk, a salesman, and a moulder. A garage was added in 1929 by owner and occupant William Burnet, a moulder.⁹³ Chue Gee, a silk merchant, occupied the house from 1940 through to the late 1950s. The dwelling was converted to two flats in 1968 by then owner C Hassakis.⁹⁴ It has housed a number of different tenants since then. In 2011 there were extensive alterations made to the interior and layout of the house, including: the removal of an existing bedroom for the extension of a new family room and kitchen; internal alterations for a new laundry, bathroom and dining room; and, alterations to the bathroom of the existing sleep-out.⁹⁵

⁸⁹ Drainage Plan, Applicant: W L Burnett, 00432:425:35753, WCA

⁹⁰ Drainage Plan for 29 Porritt Avenue, WCA

⁹¹ *Evening Post*, 20 April 1911, p.8

⁹² *Dominion*, 6 July 1916, p.7

⁹³ B06998, 29 Porritt Ave, Garage, 14 May 1929, W L Burnet, WCA

⁹⁴ C27511, 29 Porritt Ave, Convert Dwelling to 2 flats, 12 Sep 1968, C Hassakis, WCA

⁹⁵ 00078:3910:227352, 29 Porritt Ave, Removal of existing bedroom for extension of new family & kitchen, internal alterations for new laundry, bathroom & dining; alterations to bathroom of existing sleep-out, 2011, WCA



29 Porritt Avenue. (M. Kelly 2016)

This single-storey cottage is built back from the street with a shallow front yard and a low masonry and picket fence forming the enclosure. The footprint of the dwelling shown on the 1900 Thomas Ward map matches the one seen today with the square bay window on the right and the verandah running along the front. It was

described as being a six-room villa.

The exterior is clad in rusticated weatherboards and the roof corrugated iron hipped roof. The dwelling has a clearly defined, asymmetrical front facade with a square bay window projecting forward on the right, a central entrance, and a verandah running along the front and butting in to the bay. Both the bay window on the right and windows under the verandah on the left consist of two double hung sash windows. The exterior is detailed with eaves brackets running around the dwelling, moulded timber posts on the verandah with timber brackets and linear decorative cut-outs. The garage added at street level in 1929 forms part of the continuous enclosure along the front of the property and obscures the right hand of the villa.

31 Porritt Avenue

Date of construction: 1900

Legal Description: Lot 31 Town Section 327 DP 645

Owner at construction: Thomas MacDonald

Occupation:

The cottage was constructed in 1900 for Sergeant-Major Thomas MacDonald,⁹⁶ who lived there for a short period. From 1910 through to the end of the 1920s the occupants included a master mariner, an accountant and advertising agent. The Bauckman family moved into the cottage in the 1930s adding a garage in 1932⁹⁷ and living there until 1940. Arthur J Beauchamp, listed as a traveller, lived there during

⁹⁶ 4106, 31 Porritt Ave, Dwelling, 9 Oct 1900, McDonald, WCA

⁹⁷ B11984, 31 Porritt Ave, Garage, 1 Dec 1932, Mrs K Bauckham, WCA

the 1940s and 1950s. Since 1960 it has been occupied by a variety of occupants including a tailor and a factory worker.



31 Porritt Avenue. (M. Kelly 2016)

This single-storey cottage is built back from the street with a shallow front yard and a low decorative concrete block wall, forming the enclosure. The exterior is clad in rusticated weatherboards and the roof a corrugated pyramid hip roof with a small gable over the bay window. The dwelling has a clearly

defined, asymmetrical front facade with a central entrance, a verandah running along the front and butting into a square bay window projecting forward on the right. Both the bay window on the right and windows under the verandah on the left consist of casements windows with top hung panes. The entry way is accessed up a set of concrete stairs onto the verandah. The eaves above the bay window are infilled with decorative timber work and the verandah is decorated with chamfered timber posts decorative cut-outs. The garage was added at street level in 1932, three years after the neighbouring garage and is of a similar style.

33 Porritt Avenue

Date of construction: 1900

Legal Description: Section 29 Town Acre 327 (LOT 29 DP 645)

Owner at construction: J Brodie

This single-storey cottage was originally built for J Brodie by local builders Menelaus and Rigg in 1900,⁹⁸ but from 1902 housed a number of different occupants including Philip G Hutchison in 1902(a master of Wellington College), an oil and colour merchant, a bookmaker, a journalist, a painter and a seaman. Mrs E Redward owned and lived at the cottage during the 1910s and made some additions. It has had several long-term residents, Arthur G Hambrow, a coach painter during the 1930s and Clar Kemp, a mill employee from 1946 through until the end of the 1950s. He

⁹⁸ 3676, 33 Ellice Avenue, Dwelling, 5 Jan 1900, J Brodie, Menelaus & Rigg, WCA

built a garage in 1950.⁹⁹ Charles Ranchhod, a civil servant, lived and owned the house in the 1970s.¹⁰⁰ Since 1980 it has had a number of different tenants and was converted into flats sometime during this time.



This single-storey cottage has a shallow front yard separated by a white picket fence. The front façade is symmetrical in design with two sets of bow windows (presumably additions) either side of a central entrance and a verandah running along the front. This is one of the only houses on the street with a bull-nose style verandah.

33 Porritt Avenue. (M. Kelly 2016)

The exterior is clad in rusticated weatherboards on the main part of the dwelling, with bevel back weatherboards used on the lower portion of the verandah. The roof is a simple corrugated iron hip. The bow windows are five-bay casement windows with top hung fan lights. The verandah is simple decorated with chamfered timber posts, corner brackets and a small timber awning above the steps leading up to the entrance. The garage, completed in 1950, is built up to the edge of the verandah on the right, obscuring the symmetrical design of the house with the portion of verandah above the garage infilled.

35 Porritt Avenue

Date of construction: pre-1905

Legal Description: Section 27 Town Acre 327 (Lot 27 DP 645)

Owner at construction: Not known

The original owner of this house is not known. It was built sometime in the early 1900s.

There have been several long-term occupants of this villa. Frederick Godber, a confectioner, owned and lived at the house from 1905 until the mid 1920s.

Alterations were made for Godber in 1910 by local builder Matthew Menelaus.¹⁰¹

⁹⁹ B28905, 33 Porritt Ave, Garage, 3 Apr 1950, C Kemp, WCA

¹⁰⁰ *Wises New Zealand Post Office Directory, 1896-1979*

¹⁰¹ 00053:160:8817, 35 Ellice Avenue, Addition, 15 Oct 1910, F C Godber, Menelaus, WCA

Later, Charles Godber, a printer and presumably a relation, lived there until the 1930s. Alterations carried out in 1927 were to the rear of the dwelling, removing the washhouse and the verandah and adding a new bow window. Albert Somerville owned and lived at the property from 1935, building a shed that year.¹⁰² Mrs Elizabeth Bennett was a resident during the 1950s. There were several occupants during the 1960s. The house was then occupied during the 1970s by Chas Papadakis, a factory worker.¹⁰³ The car pad was added in 1998 and there were internal changes in 2011.



This is a single-storey dwelling in the style of a transitional villa. The dwelling shown on the 1900 Ward Map shows a six-room villa with a verandah running across the entire front facade. It is set back from the street by a shallow forecourt, which is now paved and separated from the street by a masonry

35 Porritt Avenue. (M. Kelly 2016)

wall. The street facing façade is asymmetric with a bow window on the left set into a projecting gable, a central entrance and a row of casement windows to the right. The bow window has five casement windows with top hung fan lights in decorative panes and is covered by a corrugated iron awning. The gable above is infilled with shingles and dentil blocks. The exterior of the house is clad in rusticated weather boards with the base of the bay window rough cast. The corrugated iron pyramid hipped roof incorporates the verandah over the entrance. The windows to the right are a set of four casement windows with top hung fan lights with decorative glass panes. The whole is covered by a timber awning with brackets. The opening above the entrance is a swept head with minimal detailing.

37 Porritt Avenue

Date of construction: 1899

¹⁰² B14376, 35 Porritt Ave, Shed, 23 Sep 1935, 15 Oct 1935, Somerville, WCA

¹⁰³ *Wises New Zealand Post Office Directory, 1896-1979*

Legal Description: LOT 25 DP 645 Town Sections 326-327

Owner at construction: Edward J. Hylton



Edward Hylton, a clerk, built this house in 1899,¹⁰⁴ and he and his wife Annie lived there until his death in 1928. His widow remained in the house until her own death in 1942.¹⁰⁵ Gabriel Karantze purchased the house about 1955 and made significant alterations to the

37 Porritt Avenue. (M. Kelly 2016)

front of the dwelling. The original facade had two square bay windows set into gables and covered central entranceway, much like the style of No. 27. Karantze removed the bays and replaced them with sets of casement windows. The entrance was then covered by a simple porch.¹⁰⁶

This is a simple box-shaped dwelling clad in bevel back weatherboards and with a corrugated iron pyramid hipped roof. The street facing facade is symmetrical, featuring two sets of three-bay casement windows with a larger fixed panel in the centre and top hung fan lights on the outer bays. The entrance is set at the centre, covered by a porch and features glass double doors with a zig-zag pattern. The house is set back from the street with a shallow front yard and a rough cast wall at the front. The porch is constructed using brick and has a curved steel handrail and simple timber posts. The exterior detailing is minimal and is similarly pared back like the dwelling next door at No. 39, but with none of the timber embellishments seen on the cottages and villas nearby.

39 Porritt Avenue

¹⁰⁴ 3494, 37 Ellice Avenue, Dwelling, 15 Aug 1899, E J Hylton, WCA

¹⁰⁵ Cemeteries Search, <http://wellington.govt.nz/services/community-and-culture/cemeteries/cemeteries-search> [retrieved 3 March 2017]

¹⁰⁶ B37747, 37 Porritt Ave, Dwelling Alterations, 6 Apr 1955, 6 Dec 1955, G Karantze, WCA

Date of construction: 1899-1900

Legal Description: LOT 23 D P 645

Owner at construction: Lachlan P. Fraser



This house was built between 1899 and 1900 by local builders Menelaus & Rigg for Lachlan Fraser. He lived in the property for a few years after its construction. It had several different tenants including several blacksmiths and an accountant until long-term resident Henry Nash moved in around 1910. Henry lived there

39 Porritt Avenue. (M. Kelly 2016)

until the late 1940s when Dennis Bouleris purchased the property. Bouleris made several alterations in 1953.

At the time of its construction the house had six rooms with one small bay on the right. This is a simple box-shaped dwelling clad in rusticated weatherboards and with a corrugated iron hipped roof. The street facing facade is symmetrical, featuring two sets of three-bay casement windows with top hung fan lights on the outer bays. The entrance is along a path running down the left side of the house. The house is set back from the street with a shallow front yard and a rough cast wall at the front. The exterior detailing is minimal and is similarly pared back like the dwelling next door at no.37, but with none of the timber embellishments seen on the cottages and villas nearby.

The additions and alterations made in 1951 were to the rear of the building, changing and extending the design of the wash house, toilet, bathroom and kitchen.

41 Porritt Avenue

Date of construction: 1897

Legal Description: LOT 21 DP 645

Owner at construction: G. Winter



41 Porritt Avenue. (M. Kelly 2016)

This house was built for G. Winter in 1897.¹⁰⁷ The builder is not known. It is also not known how long Winter occupied the house.

Frederick Nation was a long-term resident, occupying the villa from around 1902 through until the end of the 1960s. Nation worked as a compositor and the later as a metal

worker. Since then there have been a number of different residents. During the 1960s the house was occupied by Greek families, including those with surnames Hema and Apostolakis.

Single-storey villa is set back from the street by a shallow forecourt, which is now paved and separated from the street by a series of timber fences and wrought iron gates. The dwelling is clad with rusticated weatherboards and has a symmetrical front façade with two bay windows either side of a covered entrance in the centre. The two bay windows are the same design, with three double-hung sash windows with segmental heads. The central entrance is accessed via a set of concrete steps and features a curved top. The roof is a corrugated iron pyramid hip style, with smaller pyramids over the two bay windows at the front. The exterior is moderately detailed with eaves brackets. There were several alterations made to the interior of the villa in 2011, with a 'revamp' of the internal layout, a new bathroom, and a new kitchen.

43 Porritt Avenue

Date of construction: 1897

Legal Description: LOT 19 DP 645 Town Section 326

Owner at construction: M D Menelaus

Matthew Menelaus built this cottage for himself in 1897¹⁰⁸ and then occupied it until his death in 1931. It was then put up for auction. The house was described as 'one

¹⁰⁷ 2169, 41 Ellice Avenue, Dwelling, 27 May 1897, G Winter, WCA

¹⁰⁸ 00053:36:2243, 43 Ellice Avenue, Cottage, 20 Jul 1897, M D Menelaus, M D Menelaus, WCA

of the soundest built homes,' in an area where 'values steadily hold their own.' It was also described as having a good section, gardens, concrete paths and 'ample room for garage.'¹⁰⁹ The original house had a verandah running across the front, but at some point this was removed and the bay on the right added. From appearances this most likely happened while Menelaus was still the owner.

Throughout the 1930s and 40s William Campbell, a driver, lived long-term in the cottage. George Penfold purchased the property in 1951, adding the garage to the front later that year. The Penfold family lived there until the early mid-1990s. In 1997, owners Thomas Edhouse and Jocelyn Barlow removed the timber awnings and porch that had been built over the windows and entrance and reinstated a verandah.¹¹⁰



This single-storey cottage has a shallow front yard and a low masonry and wrought iron fence. The exterior is clad in rusticated weatherboards and the hipped roof is corrugated iron. The dwelling has a clearly defined, asymmetric front facade with a central entrance, a verandah running along the front and

41 Porritt Avenue. (M. Kelly 2016)

butting into a square bay window projecting forward on the right with gable above. The windows in the bay are sashes with a row of fixed lead light windows above. The gable and eaves above the bay are simply decorated with plain barge boards and a half finial, while under the windows are inset panels with moulded borders. The windows under the verandah are sash windows. The entrance is detailed with glass panels set around the door. The verandah is decorated with chamfered timber posts with curved brackets. The garage forms part of the continuous enclosure along the front of the property and obscures the left side of the facade.

45 Porritt Avenue

Date of construction: 1894-1895

¹⁰⁹ *Evening Post*, 23 January 1932, p.22

¹¹⁰ 00078:124:37314, 43 Porritt Ave, verandah, 1997, T Edhouse and J Barlow, WCA

Legal Description: Lot 17 DP 645

Owner at construction: John Harcourt Farquhar



45 Porritt Avenue. (M. Kelly 2016)

This villa was built by Aston and White for John Farquhar in 1895¹¹¹ and he lived there until around 1910. Farquhar owned a boot importing business with Thomas Potter and they had a store on Lambton Quay. The business was dissolved in 1894 and continued trading as “Potter and Son.”¹¹² Farquhar opened his own boot store on 48 Cuba Street, in 1910. In

1897 Farquhar’s house was described as ‘the first erected on the lately surveyed Victoria block.’¹¹³

James Besant, a draughtsman, moved into the villa in 1910 and lived there for around a decade. Arthur O’Brien, a journalist, was an occupant from the 1920s until the mid-1940s. John Robinson, a driver, lived there during the 1950s and then Naran Parbhu, a greengrocer, resided there from the end of the 1967 through until the end of the 1970s.¹¹⁴ From the 1980s onwards, the dwelling has had a number of different tenants.

This single-storey villa was built with a shallow set back from the street, the front yard enclosed by a low decorative concrete block wall. The villa is clad with rusticated weatherboards and has a corrugated iron pyramid hipped roof. The dwelling has a clearly defined front façade with a symmetrical design of two bay windows either side of a covered entrance in the centre. The two bay windows are the same square design, with three sash windows. The central entrance is accessed via a sloping concrete path rather than steps. The exterior is moderately detailed with eaves brackets, glass panelling around the entry way and chamfered timber

¹¹¹ 00053:217:953, 45 Ellice Avenue, Cottage, 1895, J H Farquhar, Aston & White, WCA

¹¹² *Evening Post*, 16 April 1894, p.3

¹¹³ Cyclopedica Company Limited 1897, *The Cyclopedica of New Zealand [Wellington Provincial District]*, Cyclopedica Company, Limited, Wellington p.698

¹¹⁴ *Wises New Zealand Post Office Directory*, 1896-1979

posts on the verandah. A simple lean-to carport was added in 1963 by the owner K Gerondis.¹¹⁵

49 Porritt Avenue

Date of construction: 1895

Legal Description: Lot 4 DP 645 (Section 4 Town Acre 325)

Owner at construction: Rev W. A. Evans



49 Porritt Avenue. (M. Kelly 2016)

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.¹¹⁶ 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 (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

¹¹⁵ C12466, 45 Porritt Ave, Carport, 6 May 1963, K Gerondis, WCA

¹¹⁶ 35893; 49 Porritt Avenue – 1895 [drainage plan], WCA

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 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 1935.¹¹⁷

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 1920.¹¹⁸ 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.¹¹⁹ 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.¹²⁰ Street directories reveal that the longest lasting occupants during this period were the Larsens – Lars (a mariner) and his wife Annie, who occupied

¹¹⁷ 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)

¹¹⁸ CT WN75/160, Land Information New Zealand (LINZ)

¹¹⁹ *New Zealand Post Office Directory, 1920-1929*

¹²⁰ CT WN75/160, LINZ

the house (together, and later after Lars' death, Annie on her own) from the mid-1930s to the early 1950s.¹²¹

At some point during the period that followed, the house was converted into a boarding house or flats.¹²² 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.¹²³ 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 1976.¹²⁴ 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.¹²⁵ A proposed roof-top extension was not pursued.

John Horgan died in 2007, his wife Pearl having pre-deceased him in 2003. The Horgan family remained the owners and occupants of the house until 2012.¹²⁶

This large two-storey villa is clad in rusticated weatherboards with a hip and gable roof using standing seam metal. Although this is not the entry facade of the building it is still a significant street-facing design with gables projecting forward and a bay window to the right. The eaves of the gables are infilled with shingles and are detailed with eaves brackets and finials. There is also a line of single detailing delineating the two storeys. There are a mix of window types throughout the building, including: single hung sash windows in the bay and along the upper and

¹²¹ *New Zealand Post Office Directory, 1929-1960*

¹²² 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.

¹²³ The house was sold twice the same day, to George and Anastose Yiappos and from them to Horgan. See CT WN75/160.

¹²⁴ C52269; 49 Ellice Avenue [49 Porritt Avenue], Upgrade existing 3 flats - 10 Aug 1979, WCA

¹²⁵ D7354; 49 Porritt Avenue, conversion of flats to dwelling - 1987, WCA

¹²⁶ CT WN75/160, LINZ

lower storeys, large casement window with top hung fan lights in the lower projecting gable. Some of the windows have timber awnings. There is a large conservatory style room on the second storey on the north facade which features a set of casement windows.

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, 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.

4 Assessment of heritage significance

Cultural heritage values

Aesthetic value

Does the area have architectural or artistic value because it embodies distinctive characteristics that may include design, style, type, era, form, scale, materials, colour, texture, patina of age, quality of space, craftsmanship, smells, and sounds?

The houses in Porritt Avenue have retained much of their original late 19th / early 20th century architectural features and form and most of the houses are demonstrably from that period. Some houses were altered during the 1920s /1930s to present more of a bungalow style that was fashionable at the time (e.g. in the adoption of casement windows and modifications to the bay windows and verandahs). Like many areas in Mt Victoria the arrival of the motor car in the interwar years saw the addition of garages to (mainly) the front sections of the properties.

Does the area 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?

Porritt Avenue, with its unbroken row of late 19th and early 20th century housing, makes a considerable contribution to the character of Mt Victoria.

Does the area convey a sense of cohesiveness through characteristics that may include age, history, design, style, scale, materials, setting, craftsmanship, or use?

Although the entire street exhibits a level of cohesiveness, some particular groupings are noteworthy. These include, for example, the series of two storey, one room wide cottages at the northern end of the street, the two-storey houses near the middle of the east side of the street and the row of single-storey houses on the east side, just before the southern end. In general, the primary building materials of painted weatherboards and corrugated iron help tie the group of houses together.

Historic value

Does the area contain parts or places associated with an important person, group, or organisation?

The street has been home to some notable people, including Kate Evans, the first woman to graduate from a New Zealand university, translator and civil servant Thomas Poutawera, long-standing city councillor William Gaudin, and the many other less well known people who contributed to the history of Mt Victoria and Wellington.

Does the area contain parts or places associated with important historic events, themes, patterns, phases, or activities?

Scientific value:

Does the area have archaeological value for its ability to provide scientific information about past human activity?

This is an area of high heritage value that has the collective potential to reveal, through archaeological investigation, aspects of 19th and early 20th century living.

Does the area have educational value for what it can demonstrate about aspects of the past?

Does the area have technological value because it embodies a collection of elements of design, detail, materials, or craftsmanship that represent significant construction or architectural achievement or innovation?

Social value:

Does the area represent a focus of high public esteem?

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

Does the area represent a focus of community, regional, or national identity?

Does the area contribute to sense of place or continuity?

Porritt Avenue's authentic collection of late 19th and early 20th houses are not hugely different from when they were first constructed. As such they represent a continuity of residential activity for well over 100 years and contribute significantly to the sense of place in Mt Victoria.

Does the area represent a focus of community sentiment and connection?

2 *Level of cultural heritage significance*

Rare

Is the area rare, unique, unusual, seminal, influential, or outstanding?

Representative

Is the area a good example of the class it represents?

As a neighbourhood of late 19th and early 20th century housing that retains all of its original buildings, Porritt Avenue is a fine example of its type. The range of building styles and sizes reflects many of the kinds of houses being built in Wellington and across New Zealand during the period.

Authentic

Does the area 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?

Porritt Avenue has the most intact street of any in Mt Victoria. All the houses on Porritt Avenue are the first dwellings on their site and all were built within a 25 year period (c. 1885-1910). The various changes made to houses do not materially undermine the overall authenticity of the area.

Local/Regional/National/International

Is the area important for any of the above characteristics at a local, regional, national,

or international level?

Local. Porritt Avenue is an important example of an intact late 19th / early 20th century streetscape. There are unlikely to be few others in Wellington from the same period that can match its overall integrity.

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C27511, 29 Porritt Ave, Convert Dwelling to 2 flats, 12 Sep 1968, C Hassakis

C36472, 16 Porritt Ave, Convert Dwelling to 2 flats, 14 Nov 1972, TA Patete

C52269; 49 Ellice Avenue [49 Porritt Avenue], Upgrade existing 3 flats - 10 Aug 1979

C54174, 3 Porritt Ave, Dwelling Additions, Alterations and garage, 11 Jul 1980, C Devitt

C55998, 40 Porritt Ave, roof over existing car pad, 3 Jul 1981, C Papadakis

C66276, 18 Porritt Ave, Convert 2 flats to Dwelling, 25 Sep 1984, DK Sheppard, John Clift and DK Sheppard

C67351; 19 Porritt Ave, Convert 2 flats to Dwelling, 25 Feb 1985, RP Wilkinson and BA Watson

D7354; 49 Porritt Avenue, conversion of flats to dwelling – 1987

Drainage plans

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Drainage Plan for 29 Porritt Avenue

Drainage Plan, Applicant: W L Burnett, 00432:425:35753

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