

Heritage Inventory Review
Schedule of HNZPT Listed Items

Hutt City Council Heritage Inventory Assessment Form



H1-01 The Glebe (1856)

1 Fry Street, Boulcott



Figure 1: The Glebe, 1 Fry Street, Boulcott.

1. Historical Summary

The Glebe has important historical connections with the early settlement of the Hutt Valley. The two acre block of land on which the house was originally built, was given to the Anglican church by Edward Gibbon Wakefield in 1855. William Corbett, the church warden for the Naenae district, designed the house, and the builders were William and Joseph Hall.

The Glebe was the first Anglican parsonage in the Hutt Valley. Its first incumbent was the Reverend T. B. Hutton, son-in-law of Archdeacon Henry Williams.

At the turn of the Century, the centre of church activity in the Hutt Valley moved south. As a result, a new vicarage for the Church of St James was built in what is now Woburn Road.

In 1899 the old parsonage was sold for 250 pounds to the prominent architect Frederick de Jersey Clere. He renamed the house The Glebe, which is an old English term for land owned by the Church. Clere sold the house in 1920 and it has since had a number of owners.

The original house was T-shaped with a single gable on the north end. This was a popular house form throughout New Zealand at this time.

The south gabled wing and rooms on the west side of the dwelling were added in 1902. At the same time the wooden roof shingles were replaced with corrugated iron. Another room was added on the south west side of the house in 1904.

The numerous additions and alterations carried out over the years have resulted in the simplicity of the original cottage being lost. However, this building, with its complexity of added forms, does typify the idiosyncratic nature of New Zealand domestic architecture.



Figure 2: The Glebe, photographed in 1863.
Source: Alexander Turnbull Library, Reference: MS-Papers-0068-01



Figure 3: The Glebe, unknown date.
Source: 1994 HCC Heritage Inventory

2. Physical Description

2.1 Setting - Site Description

The building sits on a large site at the corner of Boulcott Street and Fry Street, giving it significant street presence. The surrounding grounds feature a large garage to the Boulcott Street side of the property, partially obscuring it from street view, and vegetation to the Fry Street elevation doing the same, all bordered by a white picket fence which runs around the perimeter of the property. Access to the site is from Fry Street. The building sits in an entirely residential area, with three other early 20th century residential buildings sitting at the intersection of the two streets.

2.2 Building or Structures Description¹

The Glebe is a two-storeyed timber-frame weatherboard building with gabled roof (originally shingled). The original style was a simple Victorian cottage and most of the additions have been in sympathy with this. Plain bargeboards are attached to the gable ends. Window-hoods supported on brackets have been added, also a much later porte cochere at the southern end. It originally had an exterior staircase, but it is not known when this was removed.

¹ HNZPT List Entry

2.3 Existing Listing/Scheduling Status

The Glebe is listed as a Category I Historic Place with HNZPT (#4144) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation²

3.1 Historic Values	Exceptional
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The Glebe is associated with the popular theme of religious structures built in the 19 th century which were later converted to residential homesteads for prominent Wellingtonians.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The Glebe isn't associated with any known historical event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Exceptional Explanation: The Glebe is associated with important historical figures such as prominent Wellingtonian architect Frederick de Jersey Clere who bought the house in 1899. The land upon which the building was constructed was gifted by Edward Gibbon Wakefield in 1855.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: Exceptional Explanation: The place contributes to our understanding of the settlement of the Wellington region and early social life at the time.
3.2 Physical Values	
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: The Glebe is recorded on ArchSite (R27/606) and has high archaeological value as a pre-1900 place of human occupation.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The Glebe features notable design elements and architectural appeal, all of which are standard for the period of its construction, including finials, shingles, window hoods, all of high craftsmanship.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding the heritage significance of the building.

² Criteria taken from GWRC RPS.

<p>iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</p>	<p>Level of Significance: Moderate Explanation: The Glebe demonstrates moderate technological significance as a 19th century timber framed building which used standard construction methods and materials for the time.</p>
<p>v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</p>	<p>Level of Significance: Moderate Explanation: The Glebe has undergone a high degree of modification since its original construction, but the original building is still identifiable, and the additions and alterations have largely been inkeeping and sympathetic to its original design.</p>
<p>vi) Age - the place is particularly old in the context of human occupation of the Wellington region.</p>	<p>Level of Significance: Exceptional Explanation: The Glebe is one of the oldest surviving buildings in the Wellington region and is the first purpose-built vicarage built in the Hutt Valley. The house was constructed in 1856 to the designs of William Corbett, Church Warden for the Naenae District, on land that had been given by Edward Gibbon Wakefield to the Anglican Church in the previous year.</p>
<p>vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</p>	<p>Level of Significance: Moderate Explanation: The Glebe is one of a number of pre-1900 residences and homesteads in the Hutt Valley, but isn't part of an identified group or townscape.</p>

<p>3.3 Social Values</p>	<p>High</p>
<p>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</p>	<p>Level of Significance: High Explanation: The Glebe has associations with the Anglican Church as an early vicarage before it was sold privately in 1899.</p>
<p>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</p>	<p>Level of Significance: High Explanation: The place has high recognition amongst the community as a place of historic significance.</p>

3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Exceptional Explanation: The Glebe has rarity value as it is one of Wellington's oldest houses, and the first purpose-built vicarage in the Hutt Valley.

3.6 Representativeness	Exceptional
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: Exceptional Explanation: The place is an excellent representative of mid-19 th century vicarage design.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-01
Legal Description	Lot 2 DP 91194
Parcel ID	6532360
Thematic Reference	Early Settlement
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HNZPT Listed Category I, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1856 Residence
Non-Contributing Fabric/Exclusions:	Garage
Other Notes:	None

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-02 Pencarrow Lighthouse (1858)

Pencarrow Head, Wellington



Figure 1: Pencarrow Lighthouse.

1. Historical Summary

The cast iron Pencarrow Lighthouse was the first permanent lighthouse to be built in New Zealand. It is situated on a strategic promontory at the entrance to Wellington Harbour, once occupied by Maori. As shipping increased during the 1840s, many vessels, unfamiliar with the hazards of the harbour, foundered on the rocks at the entrance. Although several attempts were made to construct some sort of beacon to assist shipping, it was not until 1851, under the direction of Governor Sir George Grey, that plans were made to build a permanent structure.

Following the establishment of provincial government in 1853, the task of constructing the new lighthouse fell to the Wellington Provincial Council. The lighthouse was designed by Edward Roberts, who had been sent to

New Zealand in 1847 to assist with the construction and maintenance of military works, and was then seconded as Colonial Engineer. The lighthouse sections were cast in England by the Woodside Ironworks, Dudley, and arrived in New Zealand in June 1858. They were assembled on site by Edward George Wright, who had been especially sent out from England for this task. On 1 January 1859 the lighthouse shone for the first time, amid great celebration. In charge of running the lighthouse was Mary Jane Bennett, the wife of the previous keeper, George White Bennett, who had drowned in the harbour in June 1855 when the pilot boat capsized. In 1863 the lighthouse came under the direction of the Marine Department. It remained operational until 18 June 1935, when it was replaced by an automated light erected at Baring Head east of Pencarrow. The Pencarrow lighthouse was offered to the New Zealand Historic Places Trust in 1966, and the Trust has maintained the building ever since. Another lighthouse, constructed in 1906, was constructed at the bottom of the cliff and is sometimes referred to as 'Lower Pencarrow'. It is now a popular destination for hikers and bikers, and is surrounded by a recreational reserve.

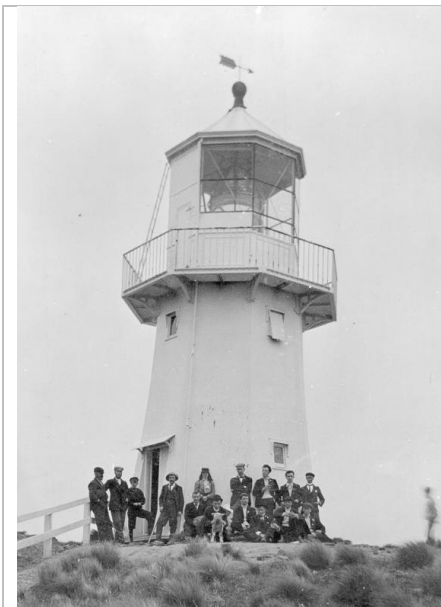


Figure 2: Pencarrow Lighthouse, 1900.
Source: NZHistory



Figure 3: The original Pencarrow Lighthouse (left) and the new 'Lower Pencarrow' Lighthouse at sea level, built in 1906, photographed here in 1936.
Source: ATL, ID: 1-2-035193-F

2. Physical Description

2.1 Setting - Site Description

The original 1858 lighthouse is located approximately 7 kilometres southwest from Eastbourne and sits atop a hill overlooking the entrance to Wellington Harbour and out over the Cook Strait. Another lighthouse, constructed in 1906, was constructed at the bottom of the cliff and is sometimes referred to as 'Lower Pencarrow'. The landscape is rough, with steep cliffs falling directly into the ocean, however the 1858 lighthouse sits atop the hillside surrounded by tussock and is incredibly isolated from any other built structures, save the 1906 lighthouse at the foot of the hill.

2.2 Building or Structures

The lighthouse is an octagonal tapering cast-iron tower 11.5m high, with a continuous parapet below the tall lantern windows. The pointed top of the tower is capped by a weathervane. Small windows with very thick glass light the internal circular staircase. The lantern mechanism has been removed and [was shipped to the lighthouse at Godley Head].

2.3 Existing Listing/Scheduling Status

The Pencarrow Lighthouse is listed as a Category I Historic Place with HNZPT (#34) and is scheduled in HCC's existing Heritage Inventory – Appendix 1. Both the Upper (1858) and Lower (1906) Lighthouses are scheduled in GWRC's Coastal Heritage Schedule.

3. Evaluation¹

3.1 Historic Values	Exceptional
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Exceptional Explanation: The lighthouse is part of a strong thread of maritime history in development in Wellington, and New Zealand, and illustrates the need for shipping navigation and infrastructure during the 19 th century. It was the first permanent lighthouse to be erected in New Zealand.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The Pencarrow Lighthouse is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The Pencarrow Lighthouse is one of the few remaining structures built by the Wellington Provincial Council, a political body that exerted a key influence on the Wellington region from 1853 to 1876. The Pencarrow Lighthouse is also the only New Zealand lighthouse to have been operated by a woman.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place gives us a good understanding of social experiences from the past concerning marine activity.

3.2 Physical Values	Exceptional
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: Pencarrow Lighthouse is recorded on ArchSite (R27/199) and is afforded automatic protection under the HNZPT Act 2014. The place therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The place has moderate architectural value for its utilitarian design features.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The surroundings of the place are integral to understanding its heritage significance.

¹ Criteria taken from GWRC RPS.

<p>iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</p>	<p>Level of Significance: High Explanation: As the first permanent lighthouse to be erected in New Zealand, the place has high technological significance for its pioneering use of construction methods and materials which have kept the lighthouse standing for more than a century.</p>
<p>v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</p>	<p>Level of Significance: High Explanation: The lighthouse has high authenticity, though has undergone some modification since its construction in 1858.</p>
<p>vi) Age - the place is particularly old in the context of human occupation of the Wellington region.</p>	<p>Level of Significance: Exceptional Explanation: As the lighthouse was the first permanent structure of its kind in New Zealand, built in 1858, it has exceptional age value in the context of human occupation of the Wellington region.</p>
<p>vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</p>	<p>Level of Significance: Exceptional Explanation: The lighthouse has group value as one of a number of historic lighthouses along the coastline of New Zealand. It also has townscape value as a highly visible icon and landmark.</p>

<p>3.3 Social Values</p>	<p>Exceptional</p>
<p>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</p>	<p>Level of Significance: High Explanation: The place has high sentimental value to the Wellington region as a community generally.</p>
<p>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</p>	<p>Level of Significance: Exceptional Explanation: The place is recognised by the local, regional, and national community as a place of historic significance and an icon of the area.</p>

<p>3.4 Tangata Whenua Values²</p>	
<p>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</p>	<p>Level of Significance: Not Assessed Explanation: Not Assessed</p>

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.5 Rarity	Exceptional
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Exceptional Explanation: The place has exceptional rarity value as the first permanent lighthouse built in New Zealand.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-02
Legal Description	Sec 2 Blk V Pencarrow SD
Parcel ID	4045594
Thematic Reference	Sea & River
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HNZPT Category I, HCC Appendix 1, GWRC Coastal Heritage Schedule
Recommended Changes	None
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1858 Lighthouse
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Site Extent

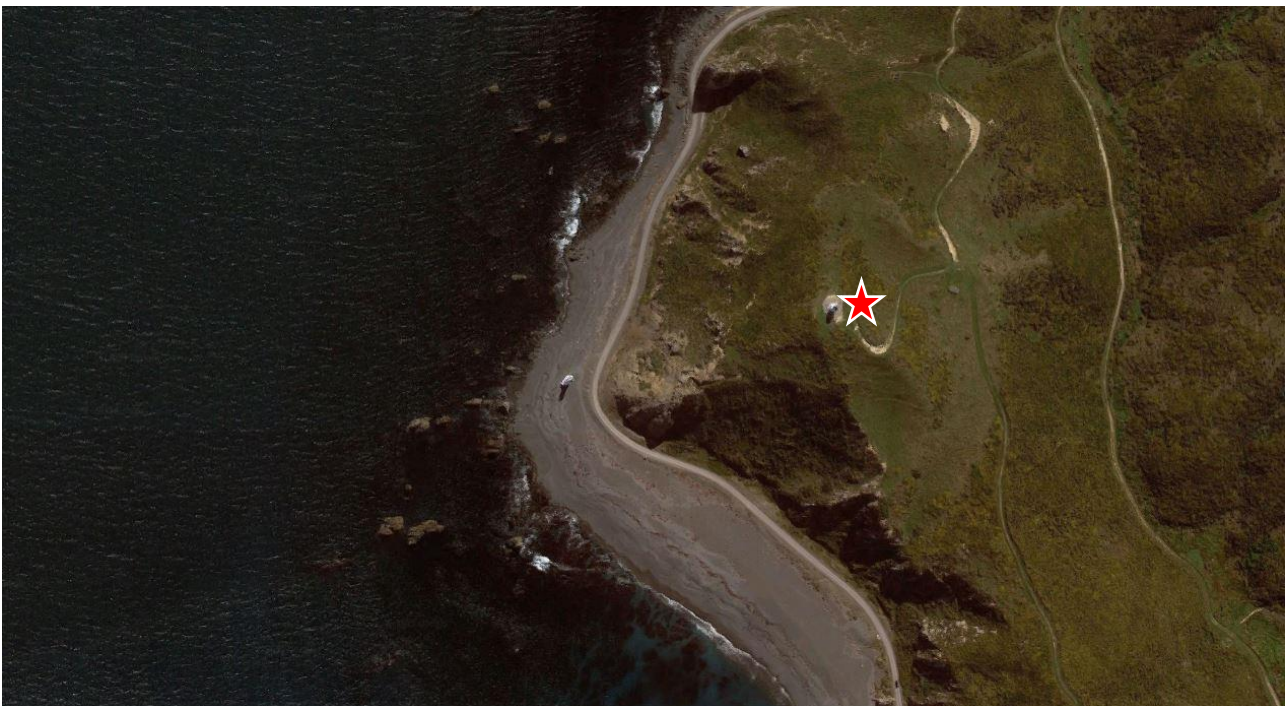


Figure 4: Aerial of the site with heritage structure indicated.



Figure 5: Map of the entire property site.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-03 Christ Church Taita (1854)

73 Eastern Hutt Road, Hutt Valley



Figure 1: Christ Church Taita, 73 Eastern Hutt Road.

1. Historical Summary

Christ Church Taita is the oldest surviving church in the Wellington district, and one of the oldest remaining in New Zealand. Tenders for its construction were called for in the February 1853 issue of the 'New Zealand Spectator.' It was designed by Octavius Laws Woodthorpe Bousfield and built by Sidney Hirst. Like many of New Zealand's early colonial churches, Christ Church Taita was built in the English Village tradition. The steeply pitched roof, lancet windows and porch tracery are all distinct features of the English Gothic Revival style. Construction was from pit sawn heart totara cut from nearby bush and hauled to the site using bullocks. (Many locals claim the timbers were cut from the Daysh property.)

The church interior was initially left unlined. The roof was originally covered with totara shingles. Joints were mortise and tenoned with a minimal use of nails.

Over the years the interior was match lined and a Rimu dado added. The roofing was replaced with corrugated iron.

The first service was held in the church on 1st January 1854. It functioned as the parish church of Taita until the late 1940's when an extension of the Wellington to Napier railway line cut the church off physically from the Taita residential area.

By 1950 the church was no longer large enough to fulfil the requirements of the parish's growing population, and a new parish church was built - St Matthews, Pearce Crescent, Taita.

The church was damaged by fire in 1989, and underwent extensive restoration work in 1991 to repair the damage and make it fit for purpose.



Figure 2: Christ Church Taita, photographed in 1940.
Source: Lower Hutt Archives



Figure 3: Christ Church Taita, 1950.
Source: Alexander Turnbull Library, ID: 114-235-03-F

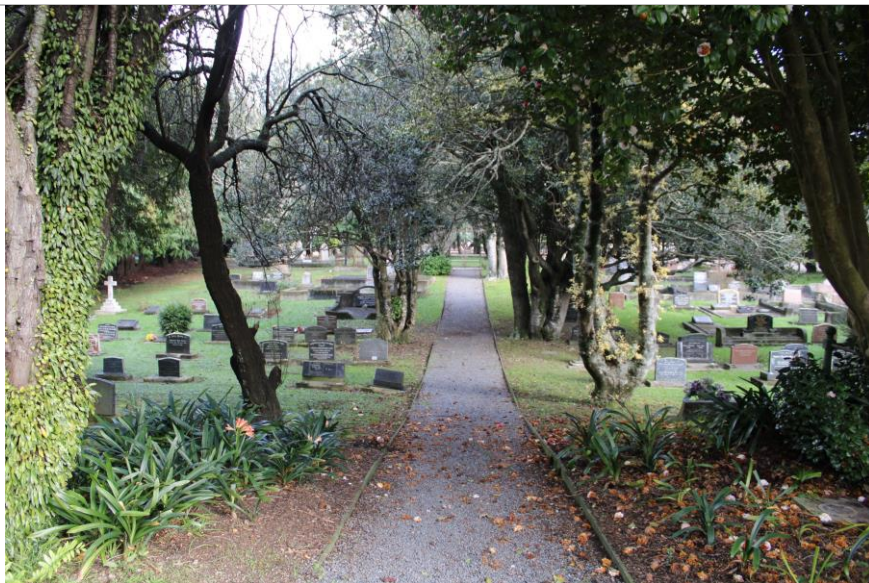


Figure 4: Christ Church Taita Cemetery.

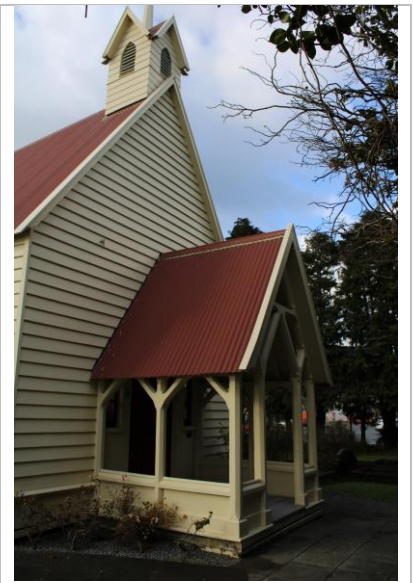


Figure 5: Rear elevation.

2. Physical Description

2.1 Setting - Site Description

The church sits on a large site bordered by the rail line to the west, and Eastern Hutt Road to the east, with two large commercial centres on either side to the north and south respectively. The surrounding grounds

are bordered by vegetation in most areas, with a lychgate and memorial wall (built in 1951) to Eastern Hutt Road. A smaller outbuilding also sits on the site to the north of the church, built in the same style but clearly a later addition. The property also houses the historic cemetery which covers the majority of the site.

2.2 Building or Structures Description

The Christ Church of Taita is an early English Gothic Revival ecclesiastical building with an entrance in the west end through a covered porch, and apse and vestry in the east end. Its simple Gothic features are the lancet windows, altar rail and ornamental arch over the sanctuary which exhibits Gothic trefoil motifs. Wooden shingles have been replaced by iron roofing. The original vestry has been closed off and another built to the left of the entrance. Walls on the interior have been lined with tongue and groove match lining. The church has been repiled with wood, and the roof reclad in iron. The pews, carved font, altar, lectern and reading desk are all totara and are special features which date from the opening of the church (HNZPT).

2.3 Existing Listing/Scheduling Status

Christ Church Taita is listed as a Category I Historic Place with HNZPT (#1325) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation¹

3.1 Historic Values	Exceptional
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Exceptional Explanation: Christ Church Taita is associated with the popular theme of religious structures built in the 19 th century as part of the settlement of the area. It is one of the oldest surviving churches in New Zealand and the oldest still standing church in the Wellington region.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: Christ Church Taita isn't associated with any known historical event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Moderate Explanation: Christ Church Taita is associated with the Anglican Church, as well as architect Octavius Bousfield – an early surveyor, and Sidney Hirst – a well-known builder in the area at the time.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.

3.2 Physical Values	Exceptional
	Level of Significance: High

¹ Criteria taken from GWRC RPS, with Tangata Whenua Values excluded (as this is an assessment that can only be made by Tangata Whenua).

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Explanation: Christ Church Taita is recorded on ArchSite (R27/459), and has high archaeological value as a pre-1900 place of human occupation.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: Christ Church Taita features notable design elements and architectural appeal typical for an English parish church, all of high craftsmanship.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	Level of Significance: High
	Explanation: The church has retained most of its original site, including its cemetery and later lychgate, which contributes to the wider understanding of the history of the place and are essential components of the site.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High
	Explanation: Christ Church Taita was built without nails, a testament to the skills of builder Sidney Hirst and a significant achievement in engineering and craftsmanship. Otherwise, the place demonstrates use of standard construction methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: Despite fire damage in 1989, the Church still retains the vast majority of its historic fabric. The grounds have also retained their integrity, with the cemetery intact. Later additions to the site include the lychgate and the memorial wall in 1951.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Exceptional
	Explanation: Built in 1854, the church is one of the oldest surviving churches in New Zealand and the oldest still standing church in the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High
	Explanation: The church is a townscape feature as an ecclesiastical building in a predominantly industrial area. It is plainly visible from both the railway at the rear and road at the front of the property, giving it landmark value.

3.3 Social Values	Exceptional
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The Glebe has associations with the Anglican Church, therefore giving the place religious and spiritual value.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: Exceptional
	Explanation: The place is held in high public esteem, demonstrated by the community group set up to oversee the safekeeping of the place – the Christ Church Preservation Society. Should the church be damaged or destroyed it would cause a sense of significant loss to the local community.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values²	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: Christ Church Taita is one of very few timber churches left standing from the mid-19 th century, and is a rare example of timber construction which omitted the use of nails.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is an excellent representative of mid-19 th century church design resembling an English parish church.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-03
Legal Description	Sec 554, Pt Sec 59 Hutt District
Parcel ID	3834511
Thematic Reference	Religion
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HNZPT Cat I HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property boundaries.
Primary Feature of Listing:	1854 church and cemetery
Non-Contributing Fabric/Exclusions:	-
Other Notes:	None

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

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Hutt City Council Heritage Inventory Assessment Form



H1-04 ANZAC Flagpole (1916)

Hutt Road, Petone



Figure 1: ANZAC Flagpole, Hutt Road, Petone.

1. Historical Summary

Located at the railway station in Petone is the kauri and Australian hardwood memorial flagpole dedicated to the Australian and New Zealand Army Corps (ANZAC). The ANZAC Memorial Flagpole was constructed in 1916 in time for the inaugural ANZAC Day commemorations, and was devised as part of a trans-Tasman collegial venture between employees at the Petone and Hornsby railway workshops in honour of their World War One ANZAC workmates who had fought in the Gallipoli campaign.

After initial troubles settling the Petone area the town developed into a leading industrial centre in New Zealand during the late and early twentieth centuries. This characteristic is said to have had its genesis with the creation of the Petone railways workshops which were operative between 1877 and 1929. This large set

of workshops was important to the Railways Department's Wellington and Wairarapa region operations and was also key to the department's World War One war effort contributions.

The employees at Petone were as patriotic as many other New Zealanders at the time and demonstrated this in various ways, one of which was the construction of the ANZAC Memorial Flagpole and its erection at Petone Railway Station in time for the inaugural ANZAC Day commemorations. Its construction was required in order for the Petone workshops to fulfil its part in a trans-Tasman exchange of flags and unfurling ceremonies with New South Wales railwaymen from Hornsby. Initially planned to take place in March, the synchronised ceremonies were delayed until ANZAC Day, and each was attended by high ranking politicians and public figures, as well as the wider community. After this initial momentous occasion ANZAC Day ceremonies at Petone's ANZAC Memorial Flagpole were infrequent until the mid-twentieth century. After the 1970s they again lapsed until a resurgence in the early twenty-first century.

The flagpole was constructed by the Petone railway workshops in March 1916 and was erected by the District Engineer's staff, on a small plot of land immediately southwest of Petone Railway Station, in early April. The surrounding garden has been subject to beautification efforts at various points beginning in the 1930s. In 2004 the flagpole underwent a major conservation project which saw it taken down for several months and decaying sections removed or replaced.

The flagpole is of historical importance as one of the few remaining early vestiges of the Petone Railway Workshop, which played a central role in establishing Petone as an important industrial and manufacturing centre in New Zealand. The ANZAC Memorial Flagpole is also of outstanding significance as one of the first ANZAC related World War One memorials constructed in New Zealand, where ANZAC activities at Gallipoli are considered to be an important aspect in the development of national identity. The circumstances in which it was conceived, and the combining of New Zealand and Australian native timbers in its construction, also lend weight to the flagpole's symbolic value, rarity, and its special national significance.¹



Figure 2: Unveiling of the flagpole in 1916.
Source: ATL, ID: S-L-1380-185



Figure 3: The flagpole in 1916.
Source: ATL, ID: APG-0589-1-2-G

¹ HNZPT, List Entry



Figure 4: The flagpole.



Figure 5: The plaque at the base of the flagpole.

2. Physical Description

2.1 Setting - Site Description²

The Petone Railway Station is adjacent to the intersection of Hutt Road and Jackson Street. The memorial is within the grounds of the Petone Railway Station and is approximately 20 metres southwest of the station building, between the platform and the parallel road. The flagpole, and its associated garden, forms a focal point at the station and is highly visible at the corner of Hutt Road and Jackson Street, but particularly when approaching the station from the north along Hutt Road. Because of its height the top of the flagpole can be seen from many directions and at a distance, due to the single storey or low-rise nature of most of the buildings in the immediate vicinity, and also its slightly raised site.

The flagpole stands surrounded by trees and shrubs except for the platform side which provides the only direct access to the structure. The two trees closest to the flagpole are notable for their symbolism which echoes that of the flagpole itself: there is a Pohutukawa to the northeast and a gum tree to the southwest. These trees are representative of the ANZAC countries and have grown in such a way that their branches extend out over the platform and touch in the centre (HNZPT).

2.2 Building or Structures Description³

The flagpole comprises of two main sections; the mast is made from Australian hardwood and the topmast is kauri which gradually tapers and has a rounded cap. The lower section is the mast of the flagpole which is bolted to brackets that are set in concrete. At its base the mast is squared timber before being shaped into a round pole about one metre from its base. Where the mast and topmast meet and are overlaid the timber of each section has been flattened to allow a flush connection. The sections are held together by two encircling steel collars. Four steel yardarms extend out from this area and are secured further through the use of guy-wires that are attached to two separate steel rings. The four guy-wires for the flagpole are attached to yet another of these rings and secured in the ground.

² HNZPT, List Entry

³ HNZPT, List Entry

The flagpole's nylon halyard is attached towards the pinnacle of the topmast and extends down the flagpole to a steel cleat on the northeast side of the mast, just beneath the area where it becomes moulded into the round.

On the northwest side, towards the base of the flagpole is a bronze plaque attached in 1995 which briefly details the idea behind the memorial and the various groups who contributed to a restoration project that year. The long sides of the rectangular base also have plaques: on the southwest side is a sign that explains that the flagpole honours New Zealand and Australian railway men who fought in both of the twentieth century's world wars, and on the northeast face is a bronze oval Rail Heritage Trust of New Zealand plaque.

Sometime after 1973 the 1961 Formica plaque explaining the events surrounding the creation of the memorial was removed from the flagpole and moved to its present position on the Hutt Road frontage of the flagpole garden. The plaque sits at the centre of a small arched section of the concrete retaining wall at the base of the flagpole. Previously this area had been the access point to the flagpole, but the creation of the wall has meant that direct access to the structure is now only available from the platform side.

Aside from various instances of repainting and a partial restoration in 1994-95, it would appear that no major conservation projects were undertaken at the flagpole until that completed by Tony Bartley, architect, in 2004. This involved removing the flagpole from its site and replacing most of the steel fittings, bolts, and washers. It also saw the removal of several small areas of decayed timber, mainly from sections which had been encircled by rusted steel rings and collars, so that the flagpole is now approximately 20 centimetres shorter than it was originally (HNZPT).

2.3 Existing Listing/Scheduling Status

The ANZAC Memorial Flagpole is listed as a Category I Historic Place with HNZPT (#9438) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation⁴

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The flagpole is associated with the theme of commemorating soldiers fallen during WWI.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: Exceptional Explanation: The place is associated with WWI, one of the world's most notable historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The place is associated with the ANZAC Corps, one of New Zealand's most highly recognised and honoured military groups.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: Exceptional Explanation: The place provides insight into social practices regarding commemoration and memorials at the time. It was the site of the first ANZAC Day commemorations that were attended by a contingent of high ranking New Zealand dignitaries, including the Prime Minister, the deputy Prime Minister, and other senior ministers and local mayors. This attendance, as well as that of a large section of the local community, demonstrated how it was considered integrally important to commemorate the events at

⁴ Criteria taken from GWRC RPS.

	Gallipoli. The social significance of the memorial being specifically dedicated to the Railway Workers who lost their lives is also of note.
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no recorded site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: None Explanation: The place has no architectural value.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	Level of Significance: High Explanation: The surroundings of the flagpole are important to understanding the heritage significance of the place. The flagpole was erected outside the original Petone Station as a place where many people gather and could see it.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: None Explanation: The place has no technological value.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The memorial appears to be highly authentic, giving it high integrity value.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century structure, the ANZAC Memorial Flagpole has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a number of ANZAC memorials, and memorials in the form of flagpoles. The place also has townscape value as it is a highly visible element of the streetscape and is known as a landmark.

3.3 Social Values	Exceptional
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: Exceptional Explanation: The place has exceptional sentimental value for commemorative reasons.

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place has high recognition value for its contribution to the sense of identity of the community, and as a local landmark. This has also been demonstrated in recent years through opposition to its relocation proposal and also through support for a project to conserve the structure.
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3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place was one of the first ANZAC Memorials in the country.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-04
Legal Description	Section 13 SO 430549
Parcel ID	7298883
Thematic Reference	Memorial/Military
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HNZPT Cat I, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	Memorial and Flagpole
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4.2 Site Extent

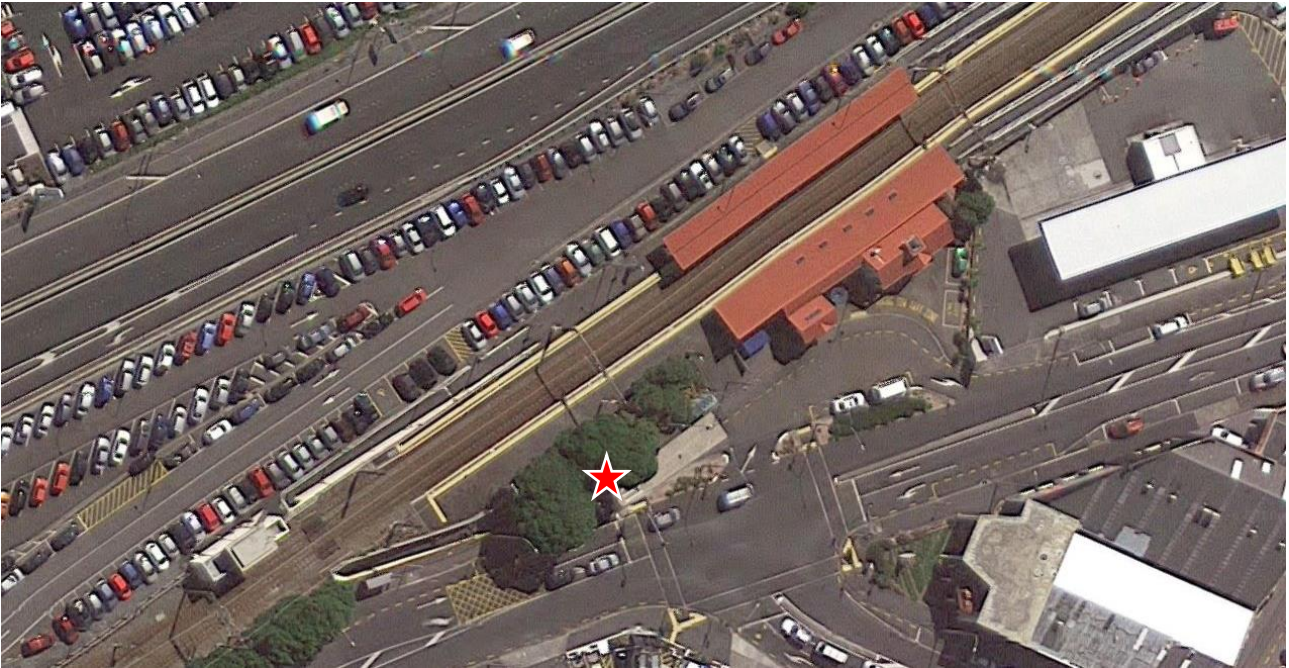


Figure 6: Aerial of the site with heritage structure indicated.

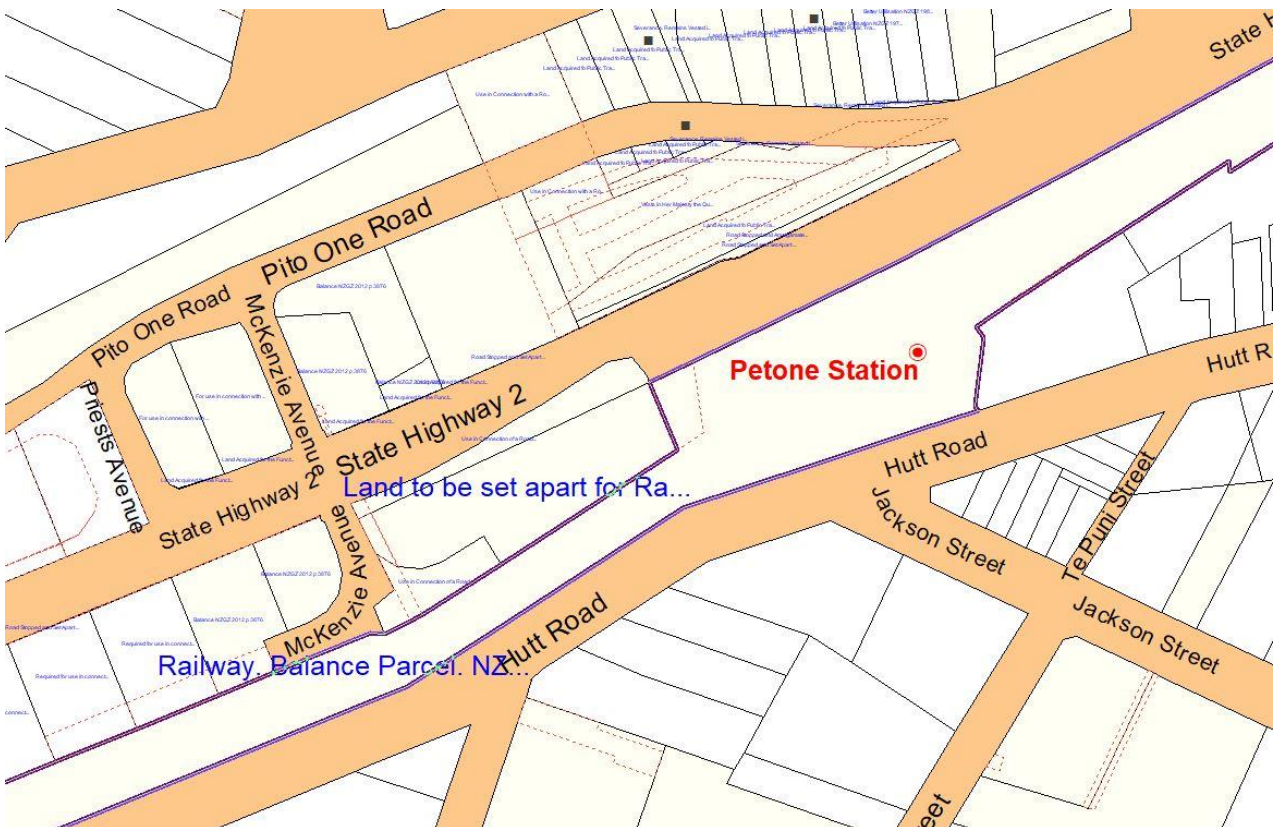


Figure 7: Map of the entire property site.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

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- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



Lower Hutt Rail Station (1905)

499-501 Hutt Road, Lower Hutt



Figure 1: Lower Hutt Rail Station, 499-509 Hutt Road.

1. Historical Summary

The Lower Hutt Railway Station was designed by George Troupe, a railways architect who later became the first architect to become Mayor of Wellington (1927 – 1931). Troupe was responsible for the design of a number of historic railway stations around the country, including New Plymouth, Dunedin, and Bluff.

A long, pleasantly proportioned building, this Edwardian railway station is one of Troupe's more ornate wooden designs. The building features a Marseilles tiled roof with terracotta crestings, and a tower portico with ogee cap and finial. The mixture of the domestic and the utilitarian in this building, and the muted quality of the picturesque, highlights this railway station as belonging to the English tradition. The grand scale in which the station was constructed reflects its early status as an important goods depot on the railway line running from Wellington over to the Wairarapa via the Rimutaka Incline.

During its heyday, the station had five railway tracks, engine sheds and a signal box. The railway line now stops at Melling Station.

In 1991 Stratcorp Holdings, the then owners of the Station Village complex, converted the station building into a bar and brasserie. A large conservatory was built onto the station's east facade, and the interior was

significantly altered. The building's exterior has been restored, and still maintains much of its original character.

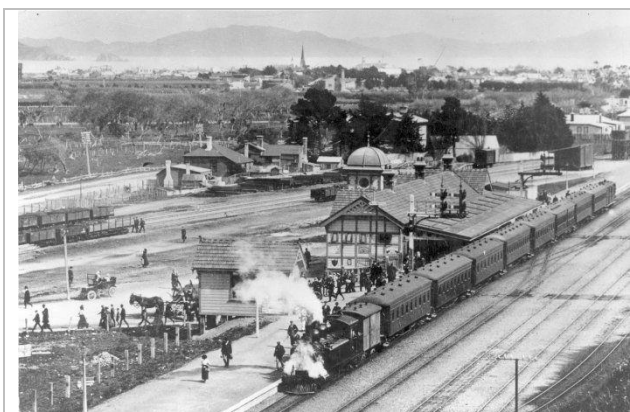


Figure 2: Lower Hutt Rail Station, c.1910.
Source: National Library of NZ



Figure 3: Lower Hutt Post Office (colourised), c.1900's.
Source: Brendan Graham

2. Physical Description

2.1 Setting - Site Description

The building sits at bottom of the hillside which borders the Hutt Valley to the west, and is located adjacent to State Highway 2 on its eastern side. The building has become surrounding by other commercial buildings to its northern, southern, and eastern edges and became part of a retail collective known as 'Station Village' which closed in 2015.

2.2 Building or Structures Description¹

The three-storey asymmetric reinforced concrete building dominates a corner site. Visual interest has been created by the window patterns and the use of expressed vertical columns. The main corner is rounded and horizontally grooved, with the two top storeys set back from the main facade. There are traces of art deco detailing in the ornament at the base of the flagpole at the north end and the slight ribbing that continues above the roofline on the set-back corner.

2.3 Existing Listing/Scheduling Status

The Lower Hutt Post Office is listed as a Category II Historic Place with HNZPT (#1327) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation²

3.1 Historic Values	
<p>i) Themes - the place is associated with important themes in history or patterns of development.</p>	<p>Level of Significance: High</p>
	<p>Explanation: The station is associated with the theme of transport infrastructure construction and development in the early 20th century as the population of Petone rose rapidly.</p>

¹ HNZPT List Entry.

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None
	Explanation: The station is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: Exceptional
	Explanation: The station is associated with famed railways architect George Troup.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High
	Explanation: The station is associated with social commuting practices from the time period.

3.2 Physical Values	
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: Unknown
	Explanation: The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional
	Explanation: The place has exceptional architectural value as one of the very few ornate examples of the work of George Alexander Troup.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate
	Explanation: While the station still sits on the rail line that it historically served, the station has been effectively “boxed in” by the surrounding modern buildings. This has had a negative impact on the historic structure as it no longer stands alone (see Figure 3), and only some sections of the original elevations are visible.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High
	Explanation: The place demonstrates use of standard materials and construction technology for the time period, but also utilises a high level of craftsmanship, giving the place high technological value.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate
	Explanation: Unfortunately, the place has suffered from a high degree of modification due to the conglomeration of modern buildings around it and modification of the actual station building itself. While the original building, and some individual features, can still be discerned, much of the original heritage fabric has been removed.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate
	Explanation: As an early 20 th century structure, the place has moderate age value in the context of human occupation of the Wellington region.

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a number of George Troup's railway stations, and townscape value as a highly visible icon recognised as a landmark.
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3.3 Social Values	
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic, or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local and regional community as a place of historic significance and an icon of the area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The place has exceptional rarity value as one of the only remnants of George Troup's more ornate rail stations.

3.6 Representativeness	
i) Representativeness - the place is a good example of its type, era, or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-05
Legal Description	Lot 1 DP 66824
Parcel ID	3999459
Thematic Reference	Transport
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HNZPT Cat 1, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	See Section 4.2 below
Primary Feature of Listing:	1905 Rail Station
Non-Contributing Fabric/Exclusions:	Modern surrounding buildings, and alterations and additions
Other Notes:	None

4.2 Site Extent

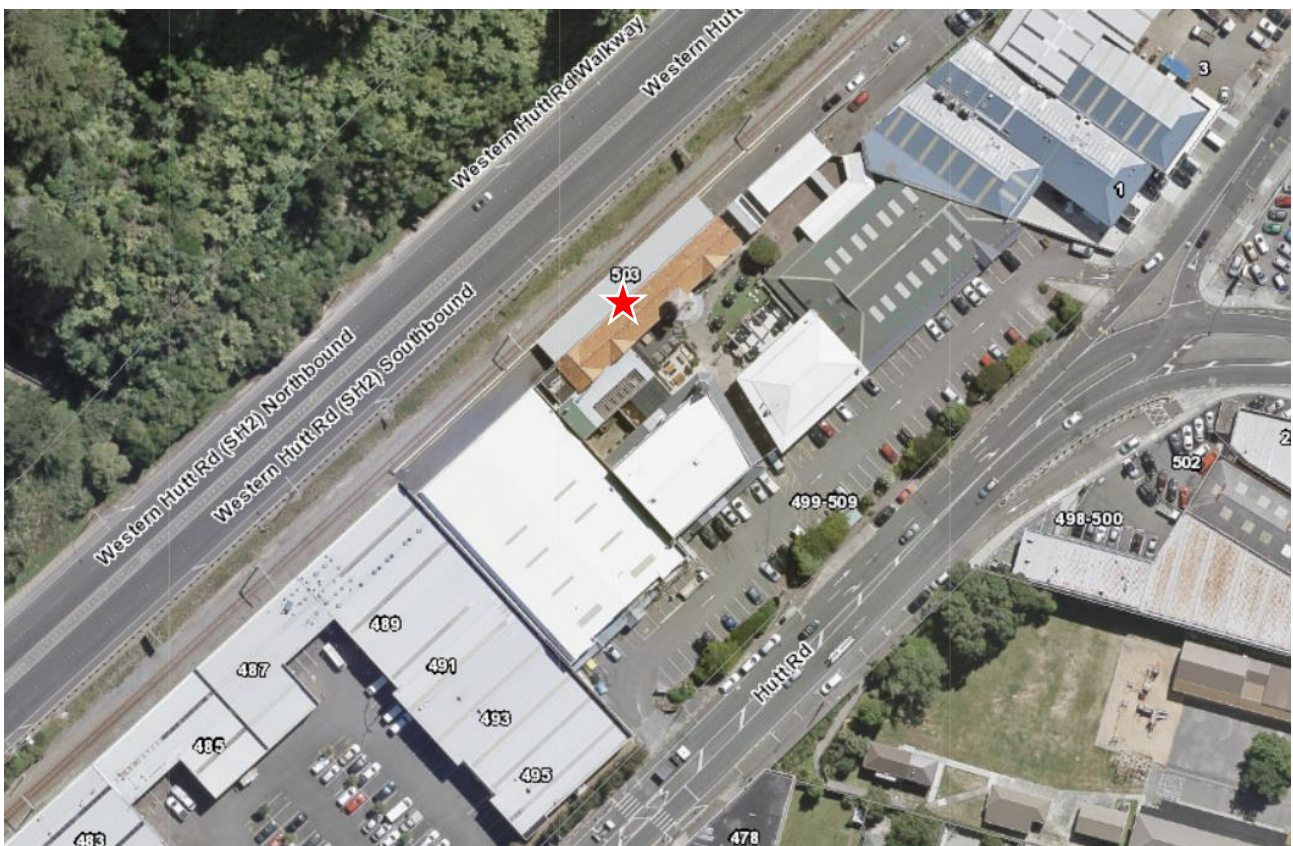


Figure 4: Aerial of the site with heritage building indicated.

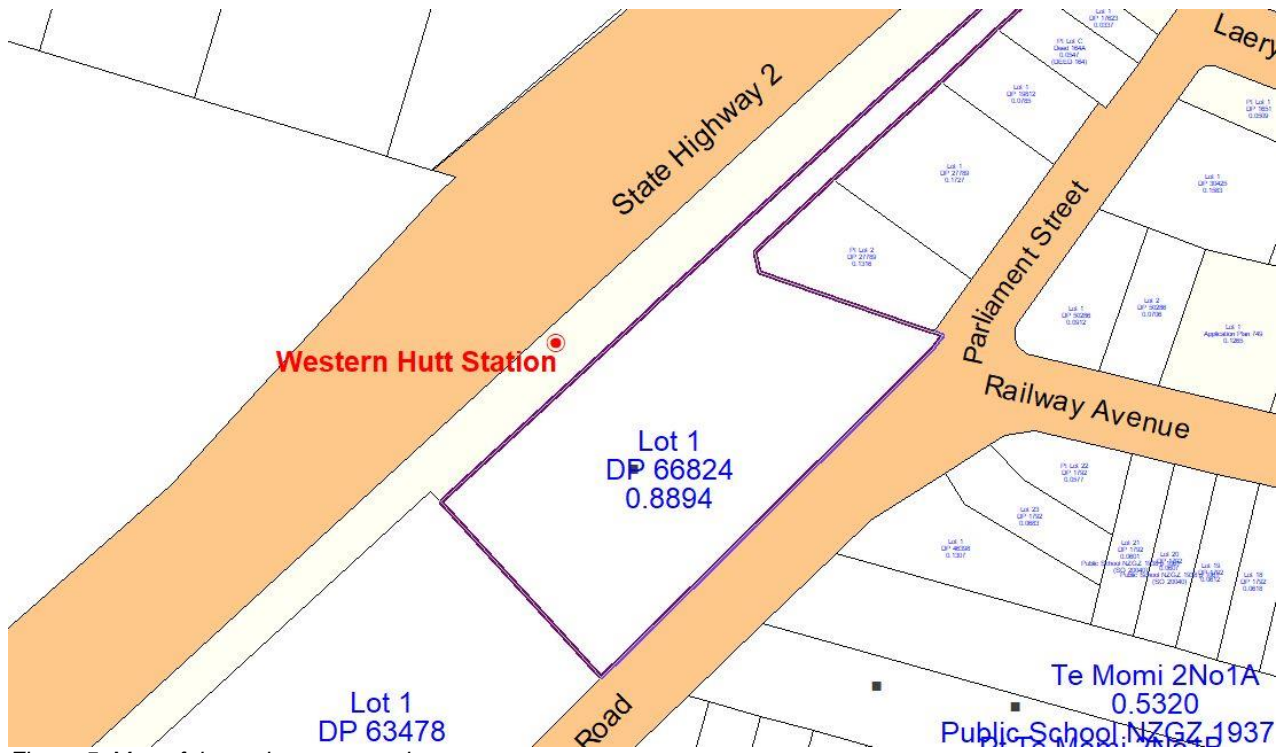


Figure 5: Map of the entire property site.

Report Dated: November 2023

Issue Status: For Public Engagement

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Hutt City Council Heritage Inventory Assessment Form



H1-06 Norbury (1904)

38 Normandale Road, Normandale



Figure 1: Norbury House, also known as the Hutt Minoh Friendship House.

1. Historical Summary

'Norbury' was constructed in 1904 as the first home for Alice Maud Fitzherbert and Professor George von Zedlitz, who married in January 1905. The architect was likely G. Auger, and the builder of the house is not known. Alice was the eldest daughter of William Alfred Fitzherbert, the first Mayor of Lower Hutt. The Baron George William von Zedlitz-Neukirch had come to New Zealand in 1902, to take up a position as Professor of Modern Languages at Victoria University. The German born Professor faced an overwhelming amount of prejudice during World War I. In 1915 he was dismissed from his position at the University after passage of an Act of Parliament disqualifying "all 'enemy aliens' from being employed in State supported educational institutions".

In 1922 the von Zedlitz's sold the property to Basil and Kate Donne. The property was purchased by the Lower Hutt City Council in 1945 as part of the Jubilee Park Reserve. The Council converted the house into two flats, which were occupied by Council staff until 1980. The house was then leased to Youth for Christ.

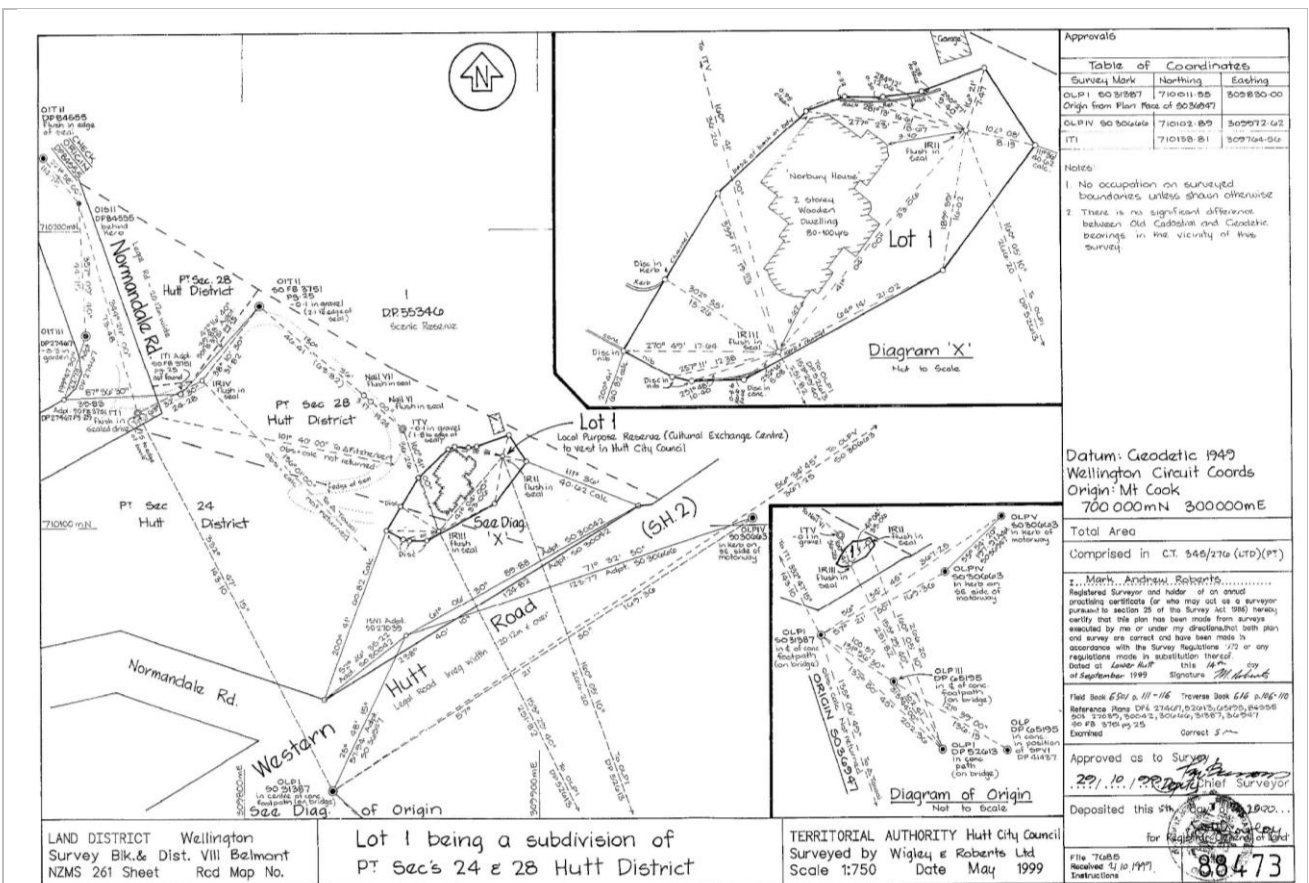
Youth for Christ vacated the building in April 1993 and it has since been re-leased for business purposes until April 1994. The half-timbering, tall chimney stacks, multi-paned windows, and enthusiastic use of a variety of different sized gables gives 'Norbury' a distinctly Elizabethan flavour. In May 1999, in recognition of the sister city relationship between the Hutt City and the city of Minoh in Japan, the council renamed the house the house 'Hutt Minoh Friendship House'. The surrounding area was designated a recreational reserve and a small parcel of land set aside for a 'Cultural Exchange Centre' – Norbury House.



Figure 2: Normandale, c.1880's.
Source: Wikimedia Commons



Figure 3: Norbury House, date unknown.
Source: 1994 HCC Heritage Inventory



2. Physical Description

2.1 Setting - Site Description

The building sits on the hillside to the west of the Hutt Valley and is completely engulfed in dense bush, with no immediate neighbours and complete privacy and isolation. State Highway 2 is located directly below the hillside to the east of the property and the Normandale Rd bridge is just south of the property.

2.2 Building or Structures Description¹

Norbury is a large, two-storey, weatherboard house with multiple gables and a steeply-pitched iron roof. Decorative boards have been applied to some of the walls and gable ends. Additions at various times have been generally in keeping with the original English Domestic Revival style. The architect is unknown but similar houses were designed by Frederick de Jersey Clere and Charles Tilleard Natusch, both of whom lived for a while in Lower Hutt.

2.3 Existing Listing/Scheduling Status

Norbury is listed as a Category II Historic Place with HNZPT (#7424) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: Norbury follows the theme of early settlement in the Lower Hutt area, whereby grand homesteads were built for prominent families and businessmen.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected with any particular historic event.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: Norbury is associated with a number of prominent individuals and groups, including Alice Maud Fitzherbert - the eldest daughter of William Alfred Fitzherbert who was the first Mayor of Lower Hutt, and the Hutt City Council who purchased the building and renamed it the Hutt Minoh Friendship Centre. The place is also associated with prominent architect of the time Charles Tilleard Natusch.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: The place contributes to our understanding of the settlement of the Wellington region and social practices at the time.

¹ HNZPT List Entry

² Criteria taken from GWRC RPS.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: Norbury features notable design elements and architectural appeal with a high level of craftsmanship. Its' large scale as a homestead for an influential individual is also of note aesthetically.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place, being a recreational reserve with dense vegetation, are important to understanding the historic significance of Norbury.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: Norbury demonstrates use of standard construction methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Although the place has undergone some modifications over time – namely the conversion to flats in 1945 – the original form of the building and much of its original heritage fabric is intact.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: None Explanation: The place has no known group value, nor does it have townscape value as it is hidden from the street.

3.3 Social Values	Exceptional
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: Exceptional Explanation: Norbury has exceptional sentimental value for its cultural associations since becoming the Hutt Minoh Friendship House which regularly hosts exchanges and cultural gatherings.
	Level of Significance: High

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Explanation: The place is recognised by the local community as a place of historic significance and one of Wellington's older surviving homesteads.
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3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place has high rarity as a large-scale intact early 20 th century homestead.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of c.1900 large scale homesteads designed and built for influential community members.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-06
Legal Description	Lot 1 DP 88473
Parcel ID	3880406
Thematic Reference	Early Settlement/Social
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Category I, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1904 Residence
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

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Hutt City Council Heritage Inventory Assessment Form



H1-07 43 Adelaide Street (1906)

43 Adelaide Street, Petone



Figure 1: 43 Adelaide Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909.
Source: MCH, ID: H11-B



Figure 3: 43 Adelaide Street, 1994.
Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

43 Adelaide Street sits at the northern side of Adelaide Street, adjacent to 45 Adelaide Street to the east which is also a Heretaunga Settlement building, and 41 Adelaide Street to the east which is a Californian Bungalow unrelated to the 1905-1906 scheme.

2.2 Building or Structures Description

43 Adelaide Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's 'Workers' Dwellings Act' 1905. The house was designed to the 'Suburban' typology - the second Workers Dwelling design by architects Penty and Blake, who also designed 227 The Esplanade. The builders were Messrs. Johnson & Nicholson. This two storeyed house has a gabled street elevation which was stepped back to allow for a balcony over the downstairs sitting room. There is half-timbering on the upper level, and sunhoods over some of the upper storey windows. The building was constructed at a cost of £379 and the rent was 11s 1d per week.

2.3 Existing Listing/Scheduling Status

43 Adelaide Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 43 Adelaide Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional
	Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of

² Criteria taken from GWRC RPS.

	<i>the time which the government identified as essential to housing the growing number of workers.</i>
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Exceptional Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: Exceptional Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 43 Adelaide Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 43 Adelaide Street has remained relatively unmodified since its original construction and has a high level of integrity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>43 Adelaide Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.</i>

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: <i>High</i>
	Explanation: <i>The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.</i>
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: <i>High</i>
	Explanation: <i>The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.</i>

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: <i>Not Assessed</i>
	Explanation: <i>Not Assessed</i>

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The scheme is an exceptionally rare example of early state housing schemes in New Zealand.</i>

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.</i>

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-07</i>
Legal Description	<i>3844920</i>
Parcel ID	<i>Sec 17 Blk II DP 5172</i>
Thematic Reference	<i>Early Settlement/State Housing</i>
Legal Description	<i>Section 17 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3844920</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-08 54 Adelaide Street (1906)

54 Adelaide Street, Petone



Figure 1: 54 Adelaide Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909.
Source: MCH, ID: H11-B



Figure 3: 54 Adelaide Street, 1994.
Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

54 Adelaide Street sits at the southern side of Adelaide Street, adjacent to 52 Adelaide Street to the west which is also a Heretaunga Settlement building, and 56 Adelaide Street to the east which is a workers cottage unrelated to the 1905-1906 Heretaunga Settlement scheme.

2.2 Building or Structures Description

54 Adelaide Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's 'Workers' Dwellings Act' 1905. The building was constructed to the 'Young New Zealander' design, submitted by William Grey Young. The building features a gabled roof, wide eaves, and a flared section under the gable-end. Most of the distinctive half-timbering has been removed over time. The original multi-paned double-hung sash windows on the street facade have been replaced with casement units. The original cost of construction was 365 pounds. The building shares a similar design with both 2 and 24 Patrick Street, both of which were also built to the 'Young New Zealander' design. The builders for 54 Adelaide Street were Johnson and Nicholson.

2.3 Existing Listing/Scheduling Status

54 Adelaide Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 54 Adelaide Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	<i>Exceptional</i>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<i>Level of Significance: Exceptional</i>
	<i>Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of</i>

² Criteria taken from GWRC RPS.

	<i>the time which the government identified as essential to housing the growing number of workers.</i>
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 54 Adelaide Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 54 Adelaide Street has remained relatively unmodified since its original construction and has a high level of integrity. The main changes to the property have included the removal of half-timbering from the exterior and changing of the windows.
	Level of Significance: High

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: 54 Adelaide Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-08</i>
Legal Description	<i>Sec 2 Blk II DP 5172</i>
Parcel ID	<i>3850931</i>
Thematic Reference	<i>Early Settlement/State Housing</i>
Legal Description	<i>Section 2 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3850931</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-09 2 Patrick Street (1906)

2 Patrick Street, Petone



Figure 1: 2 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: 2 Patrick Street, undated.
Source: ATL, ID: ATL PA1-O-195-20-2



Figure 3: 2 Patrick Street, 1994.
Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

2 Patrick Street sits at the eastern side of Patrick Street, adjacent to 2 Patrick Street to the north and 227 The Esplanade to the south, both of which are Heretaunga Settlement buildings.

2.2 Building or Structures Description

2 Patrick Street is one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'Young New Zealander' design attributed to Wellington architect William Grey Young. The building features a gabled roof, wide eaves, and a flared section under the gable-end. Other distinctive features include half-timbering, and multi-paned double-hung sashes. The building was constructed at a cost of 365 pounds. The building shares a similar design with both 54 Adelaide Street and 24 Patrick Street, both of which were also built to the 'Young New Zealander' design.

2.3 Existing Listing/Scheduling Status

2 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 2 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: <i>Exceptional</i></p> <p>Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i></p>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 2 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 2 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
	Level of Significance: Exceptional

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: 2 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-09</i>
Legal Description	<i>Sec 22 Blk VIII DP 5172</i>
Parcel ID	<i>4011749</i>
Thematic Reference	<i>Early Settlement/State Housing</i>
Legal Description	<i>Section 22 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>4011749</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-10 4 Patrick Street (1906)

4 Patrick Street, Petone



Figure 1: 4 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 4 Patrick Street, 1994.

Source: 1994 HCC Inventory



Figure 4: 6 Patrick Street (left) and 4 Patrick Street (right) c.1905-1910.

Source: Harvard Art Museums/Fogg Museum

2. Physical Description

2.1 Setting - Site Description

4 Patrick Street sits at the eastern side of Patrick Street, adjacent to 2 Patrick Street to the south and 6 The Patrick Street to the north, both of which are Heretaunga Settlement buildings.

2.2 Building or Structures Description

No. 4 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's 'Workers' Dwellings Act' 1905. The building was constructed to the 'Kia Ora' design submitted by local Wellington architect Jack Hoggard, who also designed 47 Adelaide Street and 14 Patrick Street. The house is two storeyed, with a hipped roof, and the street facade has an unusual flared section under the upper storey windows which curves out over a shallow bay window. 'Kia Ora' also features some

delicate detailing such as the curved railing alongside the front porch door. The 'Kia Ora' design was constructed at a cost of 390 pounds. The builder was E. G. Pointon.

2.3 Existing Listing/Scheduling Status

4 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 4 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: <i>Exceptional</i></p> <p>Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i></p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p>Level of Significance: <i>None</i></p> <p>Explanation: <i>The place is not known to be associated with any particular important historic events.</i></p>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	<p>Level of Significance: <i>High</i></p> <p>Explanation: <i>The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.</i></p>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	<p>Level of Significance: <i>High</i></p> <p>Explanation: <i>The place is associated with early residential experiences from the early 20th century and contributes to an understanding of lifestyles and social practices of the time period.</i></p>

3.2 Physical Values	High
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	<p>Level of Significance: <i>Unknown</i></p> <p>Explanation: <i>The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.</i></p>
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	<p>Level of Significance: <i>Exceptional</i></p> <p>Explanation: <i>The architectural qualities of 4 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.</i></p>
	Level of Significance: <i>Exceptional</i>

² Criteria taken from GWRC RPS.

iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 4 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High
	Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional
	Explanation: 4 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High
	Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori	Level of Significance: Not Assessed
	Explanation: Not Assessed

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

for spiritual, cultural or historical reasons.	
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3.5 Rarity	Exceptional
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Exceptional</i> Explanation: <i>The scheme is an exceptionally rare example of early state housing schemes in New Zealand.</i>

3.6 Representativeness	Exceptional
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Exceptional</i> Explanation: <i>The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.</i>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-10
Legal Description	Sec 20 Blk VIII DP 5172
Parcel ID	3764880
Thematic Reference	Early Settlement/State Housing
Legal Description	Section 20 Blk VIII Heretaunga Settlement
Parcel ID	3764880
Thematic Reference	State Housing/Early Settlement
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HCC Appendix 1 & HNZPT Historic Area
Recommended Changes	None
Extent of Place/Listing	Property Boundary
Primary Feature of Listing:	1906 House
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-11 8 Patrick Street (1906)

8 Patrick Street, Petone



Figure 1: 8 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 8 Patrick Street, 1994.

Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

8 Patrick Street sits at the eastern side of Patrick Street, adjacent to 6 Patrick Street to the south and 10 The Patrick Street to the north, both of which are Heretaunga Settlement buildings.

2.2 Building or Structures Description

Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. The building was constructed to the 'Spero' design, by local Wellington architects Penty and Blake, who also designed 23 Patrick Street. The house is two storeys and L-shaped in plan. It has a gabled wing facing the street, and a half hipped gable roof over the south (side) elevation. Decorative touches on the facade include half-timbering in the gables, ornamental brackets under eaves and window hoods.' Spero' was constructed at a cost of 388 pounds. The builder was Messrs Johnson & Nicholson.

2.3 Existing Listing/Scheduling Status

8 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 8 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	Exceptional
<p><i>i) Themes - the place is associated with important themes in history or patterns of development.</i></p>	<p>Level of Significance: <i>Exceptional</i></p> <p>Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i></p>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 8 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 8 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
	Level of Significance: Exceptional

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: 8 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-11</i>
Legal Description	<i>Sec 16 Blk VIII DP 5172</i>
Parcel ID	<i>3931325</i>
Thematic Reference	<i>Early Settlement/State Housing</i>
Legal Description	<i>Section 16 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3931325</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-12 10 Patrick Street (1906)

10 Patrick Street, Petone



Figure 1: 10 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 10 Patrick Street, 1994.

Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

10 Patrick Street sits at the eastern side of Patrick Street, adjacent to 8 Patrick Street to the south and 12 The Patrick Street to the north, both of which are Heretaunga Settlement buildings.

2.2 Building or Structures Description

10 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'Domus' design of local Wellington architect Joshua Charlesworth. The house is two storeyed, with a shallow hipped roof. Textural contrast is provided by the band of wooden shingles running between the two storeys, and the half-timbering on the upper facades. The eaves are supported with large ornate brackets. There are smaller brackets under the shingled roof over the window on the street elevation. 'Domus' was constructed at a cost of 365 pounds. The builder was W. J. Barrie & Co.

2.3 Existing Listing/Scheduling Status

10 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 10 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	<i>Exceptional</i>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: <i>Exceptional</i></p> <p>Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i></p>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 10 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 10 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
	Level of Significance: Exceptional

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: 10 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-12</i>
Legal Description	<i>Section 14 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3931467</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-13 14 Patrick Street (1906)

14 Patrick Street, Petone



Figure 1: 14 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and Seddon's State Houses, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 14 Patrick Street, 1994.

Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

14 Patrick Street sits at the eastern side of Patrick Street, adjacent to 12 Patrick Street to the south and 16 Patrick Street to the north, both of which are Heretaunga Settlement buildings.

2.2 Building or Structures Description

14 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'Kia Ora' design of local Wellington architect Jack Hoggard who also designed 4 Patrick Street. The house is two storeyed, with a hipped roof. The street facade has an unusual flared section under the upper storey windows, which curves out over a shallow bay window. The house also features some delicate detailing. For example the curved railing alongside the front porch door. The 'Kia Ora' design was constructed at a cost of 390 pounds. The builder E. G. Pointon.

2.3 Existing Listing/Scheduling Status

14 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 14 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	Exceptional
<p><i>i) Themes - the place is associated with important themes in history or patterns of development.</i></p>	<p>Level of Significance: Exceptional</p> <p>Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</p>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 14 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 10 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
	Level of Significance: Exceptional

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: 14 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-13</i>
Legal Description	<i>Section 10 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3765487</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-14 16 Patrick Street (1906)

16 Patrick Street, Petone



Figure 1: 16 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 16 Patrick Street, 1994.

Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

16 Patrick Street sits at the eastern side of Patrick Street, adjacent to 14 Patrick Street to the south and 18 Patrick Street to the north, both of which are Heretaunga Settlement buildings.

2.2 Building or Structures Description

16 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'Design No. 3' style of Christchurch architects Samuel Hurst Seager and Cecil Wood. The design combines the low lines of the Californian Bungalow with elements typical of the Arts and Crafts style. The original Arts and Crafts leadlight windows have since been modernised. There is a Tudor arch above the recessed porch entrance at the north end of the street elevation. The interior features dark stained rimu timber panelling. 'Design No. 3' was constructed at a cost of 384 pounds. The builder was Page and Anderson.

2.3 Existing Listing/Scheduling Status

16 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 16 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	<i>Exceptional</i>
<p><i>i) Themes - the place is associated with important themes in history or patterns of development.</i></p>	<p>Level of Significance: <i>Exceptional</i></p> <p>Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i></p>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 16 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 16 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
	Level of Significance: Exceptional

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: 16 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-14</i>
Legal Description	<i>Section 8 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3844754</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-15 18 Patrick Street (1906)

18 Patrick Street, Petone



Figure 1: 18 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 18 Patrick Street, 1994.

Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

18 Patrick Street sits at the eastern side of Patrick Street, adjacent to 16 Patrick Street to the south and 52 Adelaide Street to the north, both of which are Heretaunga Settlement buildings.

2.2 Building or Structures Description

18 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'York' design of local Wellington architects Penty and Blake. The house is single storeyed, with a hipped roof, and a shallow gabled projection over the street elevation. Detailing on the facade includes half-timbering under the gable ends and over the weatherboards, and a bracketed hood over the entrance porch on the north side of the house. Built at a cost of 355 pounds, 'York' was one of the most economical Workers Dwelling designs. The builder was H. G. Young & Co.

2.3 Existing Listing/Scheduling Status

18 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 18 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	<i>Exceptional</i>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: <i>Exceptional</i></p> <p>Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i></p>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 18 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 18 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
	Level of Significance: Exceptional

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: 18 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-15</i>
Legal Description	<i>Section 6 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3850986</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-16 19 Patrick Street (1906)

19 Patrick Street, Petone



Figure 1: 19 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).
Source: MCH, ID: H11-B



Figure 3: 19 Patrick Street, 1994.
Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

19 Patrick Street sits at the western side of Patrick Street, adjacent to 45 Adelaide Street to the south and 21 Patrick Street to the north, both of which are Heretaunga Settlement buildings.

2.2 Building or Structures Description

19 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'Design no. 3' style of Christchurch architects S. Hurst Seager & Cecil Wood who also designed 16 Patrick Street. The design combines the low lines of the Californian Bungalow with elements of the Arts and Crafts style. The original Arts and Crafts style leadlight windows have recently been replaced with new windows of a similar style. The front porch has been covered in with glass doors. The interior features dark stained rimu timber panelling. 'Design no. 3' was constructed at a cost of 384 pounds. The builders were Page & Anderson.

2.3 Existing Listing/Scheduling Status

19 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 19 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional
	Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i>
	Level of Significance: None

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 19 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 19 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
	Level of Significance: Exceptional

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: 19 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-16</i>
Legal Description	<i>Section 13 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3845040</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-17 22 Patrick Street (1906)

22 Patrick Street, Petone



Figure 1: 22 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 22 Patrick Street, 1994.

Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

22 Patrick Street sits at the eastern side of Patrick Street, adjacent to 20 Adelaide Street to the south and 24 Patrick Street to the north, both of which are Heretaunga Settlement buildings.

2.2 Building or Structures Description

22 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's 'Workers' Dwellings Act' 1905. It was constructed to the 'Domus' design by local Wellington architect Joshua Charlesworth who also designed 10 Patrick Street and 52 Adelaide Street. The house is two storeyed, with a shallow hipped roof. Textural contrast is provided by the band of wooden shingles running between the two storeys, and the half-timbering on the upper facades. The eaves are supported with large ornate brackets. There are smaller brackets under the shingled roof over the window on the street elevation. 'Domus' was constructed at a cost of 365 pounds. The builders were W. J. Barrie & Co.

2.3 Existing Listing/Scheduling Status

22 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 22 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 22 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 22 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity. There has, however, been a carport addition to the front of the property which obscures the view of the building from the street.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>22 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.</i>

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: <i>High</i>
	Explanation: <i>The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.</i>
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: <i>High</i>
	Explanation: <i>The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.</i>

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: <i>Not Assessed</i>
	Explanation: <i>Not Assessed</i>

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The scheme is an exceptionally rare example of early state housing schemes in New Zealand.</i>

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.</i>

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-17</i>
Legal Description	<i>Section 10 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3759659</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-18 24 Patrick Street (1906)

24 Patrick Street, Petone



Figure 1: 24 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 2 Patrick Street, 1994, using the same 'Domus' design as 22 Patrick Street

Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

24 Patrick Street sits at the eastern side of Patrick Street, adjacent to 22 Adelaide Street to the south which is a Heretaunga Settlement building, and 26 Patrick Street to the north, which is not related to the Heretaunga Settlement.

2.2 Building or Structures Description

24 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'Young New Zealander' design of local Wellington architect William Grey Young who also designed 2 and 21 Patrick Street. The gabled roof, wide eaves, and the flared section under the gable-end, give this single storeyed house an Arts and Crafts flavour. Other distinctive features include half-timbering, and multi-paned double-hung sashes. The Young New Zealander was constructed at a cost of 365 pounds. The builders were Johnson & Nicholson.

2.3 Existing Listing/Scheduling Status

22 Patrick Street is included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), however the houses are not individually listed. 22 Patrick Street is also scheduled in HCC's Heritage Inventory in Appendix 1.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of</i>

² Criteria taken from GWRC RPS.

	<i>the time which the government identified as essential to housing the growing number of workers.</i>
ii) Events - <i>the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: <i>The place is not known to be associated with any particular important historic events.</i>
iii) People - <i>the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: <i>The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.</i>
iv) Social - <i>the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: <i>The place is associated with early residential experiences from the early 20th century and contributes to an understanding of lifestyles and social practices of the time period.</i>

3.2 Physical Values	High
i) Archaeological - <i>there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	Level of Significance: Unknown Explanation: <i>The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.</i>
ii) Architectural - <i>the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: Exceptional Explanation: <i>The architectural qualities of 22 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.</i>
iii) Surroundings - <i>the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.</i>	Level of Significance: Exceptional Explanation: <i>The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.</i>
iv) Technological - <i>the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i>	Level of Significance: Moderate Explanation: <i>The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.</i>
v) Integrity - <i>the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i>	Level of Significance: High Explanation: <i>22 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity. There has, however, been a carport addition to the front of the property which obscures the view of the building from the street.</i>
	Level of Significance: High

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: 22 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-18</i>
Legal Description	<i>Section 8 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3839878</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 1 & HNZPT Historic Area</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-19 49 Adelaide Street (1906)

49 Adelaide Street, Petone



Figure 1: 49 Adelaide Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B

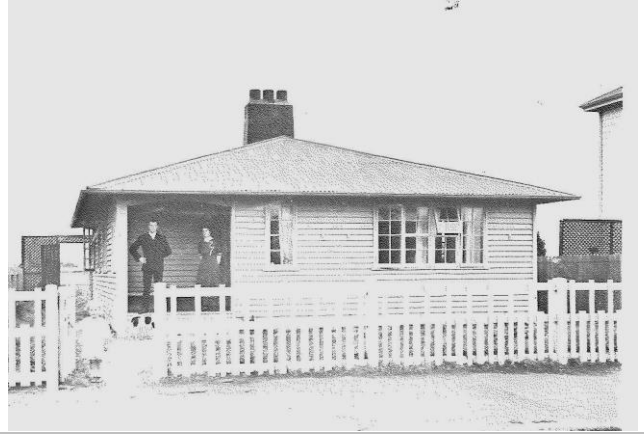


Figure 3: 6 Patrick Street, also designed to the 'Design No. 3' typology.

Source: HNZPT 1984 Booklet

2. Physical Description

2.1 Setting - Site Description

49 Adelaide Street sits at the northern side of Adelaide Street, adjacent to 47 Adelaide Street to the west which is also a Heretaunga Settlement building, and 51 Adelaide Street to the east which is unrelated to the Heretaunga Settlement scheme.

2.2 Building or Structures Description

49 Adelaide Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act 1905. It was constructed to the 'Design No. 3' design by Christchurch architects Samuel Hurst Seager and Cecil Wood who also designed 6, 16, and 19 Patrick Street. The design combines the low lines of the Californian Bungalow with elements typical of the Arts and Crafts style. 'Design No. 3' was constructed at a cost of 384 pounds. The builder was Page and Anderson.

2.3 Existing Listing/Scheduling Status

49 Adelaide Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028). 49 Adelaide Street is scheduled in HCC's Heritage Inventory in Appendix 2, due to its absence from the HNZPT Area listing.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: Exceptional</p> <p>Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</p>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 49 Adelaide Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: The main body of 49 Adelaide Street has remained relatively unmodified since its original construction, however, some of the more decorative elements of the building, such as the half-timbering and the ornate eaves brackets, have been removed.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
	Level of Significance: Exceptional

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: 49 Adelaide Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-19</i>
Legal Description	<i>Section 15 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3925250</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 2</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-20 52 Adelaide Street (1906)

52 Adelaide Street, Petone



Figure 1: 52 Adelaide Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).
Source: MCH, ID: H11-B



Figure 3: 22 Patrick Street, also designed to the 'Domus' typology.
Source: HNZPT 1984 Booklet

2. Physical Description

2.1 Setting - Site Description

52 Adelaide Street sits at the southern side of Adelaide Street at its intersection with Patrick Street, adjacent to 54 Adelaide Street to the east which is also a Heretaunga Settlement building.

2.2 Building or Structures Description

52 Adelaide Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act 1905. It was constructed to the 'Domus' design by local Wellington architect Joshua Charlesworth who also designed both 10 and 22 Patrick Street. The house is two storeyed, with a shallow hipped roof. The half-timbering on the upper facades seen on other houses of the same typology has since been removed, as have the majority of the ornate eaves brackets. 'Domus' was constructed at a cost of 365 pounds. The builders were W. J. Barrie & Co.

2.3 Existing Listing/Scheduling Status

52 Adelaide Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028). 52 Adelaide Street is scheduled in HCC's Heritage Inventory in Appendix 2, due to its absence from the HNZPT Area listing.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of</i>

² Criteria taken from GWRC RPS.

	<i>the time which the government identified as essential to housing the growing number of workers.</i>
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 52 Adelaide Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: The main body of 52 Adelaide Street has remained relatively unmodified since its original construction, however, some of the more decorative elements of the building, such as the half-timbering and the ornate eaves brackets, have been removed.
	Level of Significance: High

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: 52 Adelaide Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-20</i>
Legal Description	<i>Section 1 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>4013148</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>HCC Appendix 2</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-21 6 Patrick Street (1906)

6 Patrick Street, Petone



Figure 1: 6 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).
Source: MCH, ID: H11-B



Figure 3: 6 Patrick Street, undated.
Source: ATL, ID: APG-0448-1-2

2. Physical Description

2.1 Setting - Site Description

6 Patrick Street sits at the eastern side of Patrick Street, adjacent to 8 Patrick Street to the north and 4 Patrick Street to the south, both of which are also Heretaunga Settlement buildings.

2.2 Building or Structures Description

6 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'Design No. 3' design by Christchurch architects Samuel Hurst Seager and Cecil Wood who also designed 16 and 19 Patrick Street, and 49 Adelaide Street. The design combines the low lines of the Californian Bungalow with elements typical of the Arts and Crafts style. 'Design No. 3' was constructed at a cost of 384 pounds. The builder was Page and Anderson. The building in its current form has been modified to some degree externally, but still retains its basic form and original chimney.

2.3 Existing Listing/Scheduling Status

6 Patrick Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 6 Patrick Street is also not scheduled in HCC's Heritage Inventory.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The architectural qualities of 6 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period – however the value of 6 Patrick Street as an individual building is somewhat reduced due to the modification of its features over time.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: The main body of 6 Patrick Street has remained relatively unmodified since its original construction, and the building still retains its original chimney, however, some of its exterior has been modified which somewhat obscures its original form.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: <i>Exceptional</i> Explanation: <i>6 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.</i>
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: <i>High</i> Explanation: <i>The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.</i>
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: <i>High</i> Explanation: <i>The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.</i>

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: <i>Not Assessed</i> Explanation: <i>Not Assessed</i>

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>Exceptional</i> Explanation: <i>The scheme is an exceptionally rare example of early state housing schemes in New Zealand.</i>

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>Exceptional</i> Explanation: <i>The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.</i>

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-21</i>
Legal Description	<i>Section 18 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3764193</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>None</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-22 227 The Esplanade (1906)

227 The Esplanade, Petone



Figure 1: 227 The Esplanade, Petone, viewed from The Esplanade.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).
Source: MCH, ID: H11-B



Figure 3: 43 Adelaide Road, also built to the 'Suburban' design.
Source: HNZPT 1984 Booklet



Figure 4: 227 The Esplanade, as seen from Patrick Street.

2. Physical Description

2.1 Setting - Site Description

227 The Esplanade sits at the southern side of Patrick Street at its intersection with The Esplanade, adjacent to 2 Patrick Street to the north, which is also a Heretaunga Settlement building, and 229 The Esplanade to the east which is unrelated to the Heretaunga Settlement scheme.

2.2 Building or Structures Description

227 The Esplanade was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's 'Workers' Dwellings Act' 1905. The house was designed to the 'Suburban' typology - the second Workers Dwelling design by architects Penty and Blake, who also designed 43 Adelaide Street.

The builders were Messrs. Johnson & Nicholson. This two storeyed house has a gabled street elevation which was stepped back to allow for a balcony over the downstairs sitting room. There is half-timbering on the upper level, and sunhoods over some of the upper storey windows. The building was constructed at a cost of £379 and the rent was 11s 1d per week.

2.3 Existing Listing/Scheduling Status

227 The Esplanade is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 227 The Esplanade is also not scheduled in HCC's Heritage Inventory.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: Exceptional</p> <p>Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p>Level of Significance: None</p> <p>Explanation: The place is not known to be associated with any particular important historic events.</p>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	<p>Level of Significance: High</p> <p>Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.</p>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	<p>Level of Significance: High</p> <p>Explanation: The place is associated with early residential experiences from the early 20th century and contributes to an understanding of lifestyles and social practices of the time period.</p>
3.2 Physical Values	High
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	<p>Level of Significance: Unknown</p> <p>Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.</p>
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	<p>Level of Significance: High</p> <p>Explanation: The architectural qualities of 227 The Esplanade, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period. However, 227 The Esplanade has</p>

² Criteria taken from GWRC RPS.

	<i>undergone significant exterior modification which somewhat reduces its individual architectural significance.</i>
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: <i>Exceptional</i> Explanation: <i>The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.</i>
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: <i>Moderate</i> Explanation: <i>The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.</i>
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: <i>Moderate</i> Explanation: <i>227 The Esplanade has undergone extensive modification to its exterior, however the main form of the building is still in evidence.</i>
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: <i>High</i> Explanation: <i>As a very early 20th century structure, the place has high age value in the context of human occupation of the Wellington region.</i>
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: <i>Exceptional</i> Explanation: <i>227 The Esplanade is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.</i>

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: <i>High</i> Explanation: <i>The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.</i>
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: <i>High</i> Explanation: <i>The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.</i>

3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-22
Legal Description	Section 24 Blk VIII Heretaunga Settlement
Parcel ID	3925527
Thematic Reference	State Housing/Early Settlement
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	None
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Property Boundary
Primary Feature of Listing:	1906 House
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-23 12 Patrick Street (1906)

12 Patrick Street, Petone



Figure 1: 12 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 18 Patrick Street, also of the 'York' design. Source: HNZPT

2. Physical Description

2.1 Setting - Site Description

12 Patrick Street sits at the eastern side of Patrick Street, adjacent to 14 Patrick Street to the north and 10 Patrick Street to the south, both of which are also Heretaunga Settlement buildings.

2.2 Building or Structures Description

12 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'York' design of local Wellington architects Penty and Blake, who also designed 18 Patrick Street. The house is single storeyed, and originally had a hipped roof, and a shallow gabled projection over the street elevation, with half-timbering under the gable ends and over the weatherboards, and a bracketed hood over the entrance porch on the north side of the house. The building has been significantly modified over time, but still retains its main footprint and there is an opportunity for its original features to be restored. The builder was H. G. Young & Co.

2.3 Existing Listing/Scheduling Status

12 Patrick Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 12 Patrick Street is also not scheduled in HCC's Heritage Inventory.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional
	Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of</i>

² Criteria taken from GWRC RPS.

	<i>the time which the government identified as essential to housing the growing number of workers.</i>
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The architectural qualities of 12 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period – however the value of 12 Patrick Street as an individual building is somewhat reduced due to the modification of its features over time.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: The main body of 12 Patrick Street has remained relatively unmodified since its original construction, however, some of its exterior has been modified which somewhat obscures its original form.
	Level of Significance: High

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: 12 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-23</i>
Legal Description	<i>Section 12 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3845090</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>None</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-24 45 Adelaide Street (1906)

45 Adelaide Street, Petone



Figure 1: 45 Adelaide Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).
Source: MCH, ID: H11-B



Figure 3: 8 Patrick Street, also designed to the 'Spero' typology.
Source: HNZPT 1984 Booklet

2. Physical Description

2.1 Setting - Site Description

45 Adelaide Street sits at the north side of Adelaide Street and its intersection with Patrick Street, adjacent to 43 Adelaide Street to the west and 19 Patrick Street to the north, both of which are also Heretaunga Settlement buildings.

2.2 Building or Structures Description

45 Adelaide Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. The building was constructed to the 'Spero' design, by local Wellington architects Penty and Blake, who also designed 8 and 23 Patrick Street. The house is two storeys and L-shaped in plan. It has a gabled wing facing the street, and a half hipped gable roof over the south (side) elevation. Decorative touches on the facade include half-timbering in the gables, ornamental brackets under eaves and window hoods.' Spero' was constructed at a cost of 388 pounds. The builder was Messrs Johnson & Nicholson.

2.3 Existing Listing/Scheduling Status

45 Adelaide Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 45 Adelaide Street is also not scheduled in HCC's Heritage Inventory.

3. Evaluation²

3.1 Historic Values	<i>Exceptional</i>
	<i>Level of Significance: Exceptional</i>

² Criteria taken from GWRC RPS.

i) Themes - the place is associated with important themes in history or patterns of development.	Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None
	Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High
	Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High
	Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown
	Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional
	Explanation: The architectural qualities of 45 Adelaide Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional
	Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 45 Adelaide Street has remained relatively unmodified since its original construction.
	Level of Significance: High

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: 45 Adelaide Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-24</i>
Legal Description	<i>Section 18 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3932773</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>None</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-25 47 Adelaide Street (1906)

47 Adelaide Street, Petone



Figure 1: 47 Adelaide Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).
Source: MCH, ID: H11-B

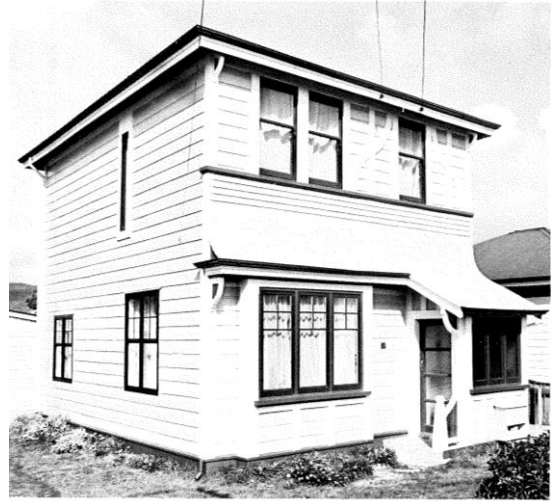


Figure 3: 14 Patrick Street, also designed to the 'Kia Ora' typology.
Source: HNZPT 1984 Booklet

2. Physical Description

2.1 Setting - Site Description

47 Adelaide Street sits at the north side of Adelaide Street and its intersection with Patrick Street, adjacent to 49 Adelaide Street to the east and 20 Patrick Street to the north, both of which are also Heretaunga Settlement buildings.

2.2 Building or Structures Description

47 Adelaide Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's 'Workers' Dwellings Act' 1905. The building was constructed to the 'Kia Ora' design submitted by local Wellington architect Jack Hoggard, who also designed 4 and 14 Patrick Street. The house is two storeyed, with a hipped roof, and the street facade has an unusual flared section under the upper storey windows which curves out over a shallow bay window. 'Kia Ora' also features some delicate detailing such as the curved railing alongside the front porch door. The 'Kia Ora' design was constructed at a cost of 390 pounds. The builder was E. G. Pointon.

2.3 Existing Listing/Scheduling Status

47 Adelaide Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 47 Adelaide Street is also not scheduled in HCC's Heritage Inventory.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of</i>

² Criteria taken from GWRC RPS.

	<i>the time which the government identified as essential to housing the growing number of workers.</i>
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 47 Adelaide Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 47 Adelaide Street has remained relatively unmodified since its original construction.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>47 Adelaide Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.</i>

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: <i>High</i>
	Explanation: <i>The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.</i>
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: <i>High</i>
	Explanation: <i>The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.</i>

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: <i>Not Assessed</i>
	Explanation: <i>Not Assessed</i>

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The scheme is an exceptionally rare example of early state housing schemes in New Zealand.</i>

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.</i>

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-25</i>
Legal Description	<i>Section 14 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3764862</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>None</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-26 20 Patrick Street (1906)

20 Patrick Street, Petone



Figure 1: 20 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 18 Patrick Street, also of the 'York' design.

Source: HNZPT

2. Physical Description

2.1 Setting - Site Description

20 Patrick Street sits at the eastern side of Patrick Street, adjacent to 47 Adelaide Street to the south and 22 Patrick Street to the north, both of which are also Heretaunga Settlement buildings.

2.2 Building or Structures Description

20 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'York' design of local Wellington architects Penty and Blake, who also designed 12 and 18 Patrick Street. The house is single storeyed, and originally had a hipped roof, and a shallow gabled projection over the street elevation, with half-timbering under the gable ends and over the weatherboards, and a bracketed hood over the entrance porch on the north side of the house. The building has been modified over time, but still retains its main footprint and there is an opportunity for its original features to be restored. The builder was H. G. Young & Co.

2.3 Existing Listing/Scheduling Status

20 Patrick Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 20 Patrick Street is also not scheduled in HCC's Heritage Inventory.

3. Evaluation²

3.1 Historic Values	<i>Exceptional</i>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<i>Level of Significance: Exceptional</i>
	<i>Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of</i>

² Criteria taken from GWRC RPS.

	<i>the time which the government identified as essential to housing the growing number of workers.</i>
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The architectural qualities of 20 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period – however the value of 20 Patrick Street as an individual building is somewhat reduced due to the modification of its features over time.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: The main body of 20 Patrick Street has remained relatively unmodified since its original construction, however, some of its exterior has been modified which somewhat obscures its original form.
	Level of Significance: High

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: 20 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-26</i>
Legal Description	<i>Section 12 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3770620</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>None</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-27 21 Patrick Street (1906)

21 Patrick Street, Petone



Figure 1: 21 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
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- Domus – Joshua Charlesworth
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- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B



Figure 3: 18 Patrick Street, also of the 'York' design.

Source: HNZPT

2. Physical Description

2.1 Setting - Site Description

21 Patrick Street sits at the western side of Patrick Street, adjacent to 19 Adelaide Street to the south and 23 Patrick Street to the north, both of which are also Heretaunga Settlement buildings.

2.2 Building or Structures Description

21 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'Young New Zealander' design of local Wellington architect William Grey Young who also designed 2 and 24 Patrick Street. The gabled roof, wide eaves, and the flared section under the gable-end, give this single storeyed house an Arts and Crafts flavour. Other distinctive features include half-timbering, and multi-paned double-hung sashes. The Young New Zealander was constructed at a cost of 365 pounds. The builders were Johnson & Nicholson.

2.3 Existing Listing/Scheduling Status

21 Patrick Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 21 Patrick Street is also not scheduled in HCC's Heritage Inventory.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: <i>Exceptional</i></p> <p>Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.</i></p>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 21 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 21 Patrick Street has remained relatively unmodified since its original construction.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
	Level of Significance: Exceptional

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: 21 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-27</i>
Legal Description	<i>Section 11 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3925480</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>None</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-28 23 Patrick Street (1906)

23 Patrick Street, Petone



Figure 1: 23 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).
Source: MCH, ID: H11-B



Figure 3: 8 Patrick Street, also designed to the 'Spero' typology.
Source: HNZPT 1984 Booklet

2. Physical Description

2.1 Setting - Site Description

23 Patrick Street sits at the western side of Patrick Street, adjacent to 21 Adelaide Street to the south and 25 Patrick Street to the north, both of which are also Heretaunga Settlement buildings.

2.2 Building or Structures Description

23 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act 1905. The building was constructed to the 'Spero' design, by local Wellington architects Penty and Blake, who also designed 8 Patrick Street. The house is two storeys and L-shaped in plan. It has a gabled wing facing the street, and a half hipped gable roof over the south (side) elevation. Decorative touches on the facade include half-timbering in the gables, ornamental brackets under eaves and window hoods.' Spero' was constructed at a cost of 388 pounds. The builder was Messrs Johnson & Nicholson.

2.3 Existing Listing/Scheduling Status

23 Patrick Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 23 Patrick Street is also not scheduled in HCC's Heritage Inventory.

3. Evaluation²

3.1 Historic Values	<i>Exceptional</i>
	<i>Level of Significance: Exceptional</i>

² Criteria taken from GWRC RPS.

i) Themes - the place is associated with important themes in history or patterns of development.	Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of the time which the government identified as essential to housing the growing number of workers.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None
	Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High
	Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High
	Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown
	Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional
	Explanation: The architectural qualities of 23 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional
	Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 23 Patrick Street has remained relatively unmodified since its original construction.
	Level of Significance: High

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: 23 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-28</i>
Legal Description	<i>Section 10 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>4005840</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>None</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-29 Nash House (1930)

14 St Albans Grove, Hutt Central



Figure 1: Nash House, 14 St Albans Grove.

1. Historical Summary

The house at 14 St Albans Grove, Lower Hutt, was for 38 years the home of Sir Walter Nash, Member of Parliament for Hutt (1929-1968), Leader of the Labour Party (1950-1963) and Prime Minister of New Zealand (1957-1960). Born in England in 1882, Walter Nash began his working life as an office boy and later shopkeeper. He married Lottie May Eaton in 1906 and three years later they immigrated to New Zealand arriving in Wellington in May 1909.

In 1911 Nash became involved with the recently formed New Zealand Labour Party, helping them with their election campaign of that year. In 1919 he was elected to the party's national executive and became national secretary in 1922, a position he held until 1932. In 1929 Nash won the Hutt seat in a by-election and in the

following year he and Lottie acquired a section in the recently created subdivision of St Albans Grove, Lower Hutt. C. S. Whitchen built a modest two-bedroom concrete bungalow for the couple.

Their move to the Hutt coincided with the depths of the Depression. Their house became a de facto electorate office where Nash would meet constituents who had fallen on hard times and sought his assistance. At other times Lottie Nash used the house for sewing circles to aid victims of the Depression and later the Hawke's Bay earthquake of 1931. The house continued to be used in this fashion following the election of the first Labour Government in 1935.

As Minister of Finance, Nash was third in rank in Cabinet. Over the next few years, as Nash travelled extensively abroad to secure loans, he became one of the country's best-known politicians, at home and abroad. With the death of Prime Minister Michael Joseph Savage in 1940, Walter Nash became Deputy Prime Minister. His international role continued when he was sent to the United States to be New Zealand's representative abroad. Both during and after the war he was involved in conferences that set up the International Monetary Fund (IMF) and the General Agreement on Trade and Tariffs (GATT). In 1950, following the death of Peter Fraser, Nash became leader of the Labour Party, and in 1957 at the age of 75 was elected Prime Minister. His brief one term was unpopular, marked by the Black Budget and a controversial All Black tour to South Africa. In 1960 the New Zealand National Party defeated Labour at the polls.

Although Nash finally stepped down as leader of the Labour Party in 1963 (a position he had held for 13 years) he continued to represent the Hutt electorate in Parliament. In 1965 he was knighted and died in June 1968. For the last years of his life he campaigned against the Vietnam War. After his death, a subscription was raised with the support of the leaders of both major political parties to fund a children's hospital ward in Vietnam.

Following his sister's death in 1975 (Nash's sister had come to live with him after the death of Lottie in 1961) the house was sold for the benefit of CORSO. The new owners, the Myers owned the house until 2003 when it was sold to Malcolm and Tina Kerr. The house remains a family home today.

The house at 14 St Albans Grove, Lower Hutt has outstanding historical and social significance as the home for nearly 40 years of Sir Walter Nash, Prime Minister and long serving Member of Parliament, and his wife Lottie. As the Minister of Finance in the first Labour Government Nash oversaw substantial economic and social reform. He was at one time one of New Zealand's best-known politicians on the international stage and although only Prime Minister for one term, his long and sometimes controversial political career makes Nash one of New Zealand's most significant statesmen of the twentieth century.¹

¹ <https://www.heritage.org.nz/the-list/details/7742>

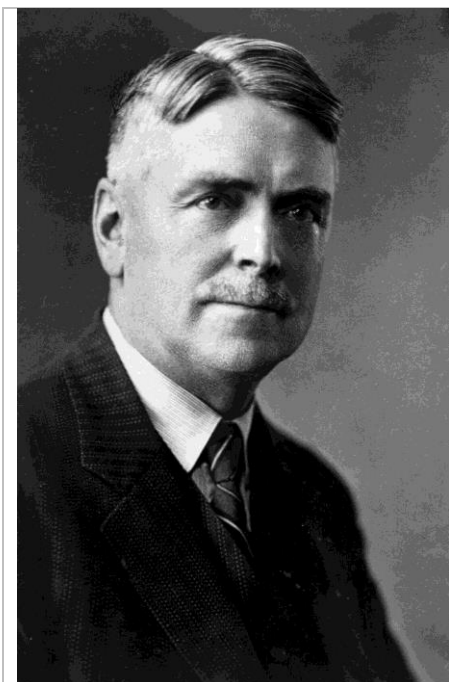


Figure 2: Sir Walter Nash, undated.
Source: ATL, ID: PAColl-5547-001



Figure 3: Sir Walter Nash giving a speech, undated.
Source: ATL, ID: 1-2-036300-F

2. Physical Description

2.1 Setting - Site Description

The building sits on the southern side of St Albans Grove, in Woburn, Lower Hutt, and is visible from the street. The surrounding buildings are residential in nature.

2.2 Building or Structures Description²

The house is a typical single-storey bungalow of the 1920s and 1930s. Somewhat atypical is the use of concrete as the main construction material. Although concrete houses were by then not rare, the usual construction material for such houses was timber. The house does exhibit some transitional elements in its decorative lead lighting and narrow main entrance to the side of the building. The main (northern) façade facing the road is stepped back from east to west in three facets. A small gable extends from a main gable, which in turn has a wing extending from it to the west. Each facet contains a large set of windows, two of which are shallow bay windows. The windows are predominantly casement and fanlight, the exception being a large feature window in the centre of the largest bay window, which is the closest to the street. The fanlights feature decorative uncoloured lead lighting with elegant Art Deco motifs; this is a pattern that is repeated throughout many of the windows of the house. Beneath the bay windows, rusticated bricks accentuate the form of the bay. The gables are low-pitched with overhanging eaves, beneath which are lapped timber weatherboards and mock eave brackets. On the western side of house is the main entrance sheltered by a porch that extends to the boundary of the property. The southern façade has the back entrance and a gabled extension for the dining alcove. On the eastern elevation the stuccoed wall is interrupted by irregularly spaced windows.

2.3 Existing Listing/Scheduling Status

² HNZPT List Entry

Nash House is listed as a Category I Historic Place with HNZPT (#7742) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation³

3.1 Historic Values	Exceptional
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: None Explanation: The place is not known to be associated with any themes or patterns of development in history.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: Nash House is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Exceptional Explanation: Nash House is the residential dwelling for nearly 40 years of Sir Walter Nash, Prime Minister and long serving Member of Parliament, and his wife Lottie. As the Minister of Finance in the first Labour Government Nash oversaw substantial economic and social reform. He was at one time one of New Zealand's best-known politicians on the international stage and although only Prime Minister for one term, his long and sometimes controversial political career makes Nash one of New Zealand's most significant statesmen of the twentieth century. ⁴
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: Moderate Explanation: The place has moderate social significance for being known as the residence of the Prime Minister Sir Walter Nash

3.2 Physical Values	Moderate
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The place has moderate architectural value as a standard 1920's/1930's Bungalow.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place are somewhat important to understanding its heritage significance.

³ Criteria taken from GWRC RPS.

⁴ HNZPT List Entry

<p>iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</p>	<p>Level of Significance: Moderate Explanation: The place demonstrates traditional construction methods and use of materials for the time period.</p>
<p>v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</p>	<p>Level of Significance: High Explanation: The building appears to be relatively intact from its original construction, despite some modification.</p>
<p>vi) Age - the place is particularly old in the context of human occupation of the Wellington region.</p>	<p>Level of Significance: Moderate Explanation: As an early-mid 20th century building, the place has moderate age value in the context of human occupation of the Wellington region.</p>
<p>vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</p>	<p>Level of Significance: Moderate Explanation: The place has no known group value, but has some townscape value as it is visible from the streetscape.</p>

<p>3.3 Social Values</p>	<p>Moderate</p>
<p>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</p>	<p>Level of Significance: None Explanation: The place has no known sentimental value or association with any particular groups or communities.</p>
<p>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</p>	<p>Level of Significance: Moderate Explanation: The place has moderate recognition value as the home of Sir Walter Nash.</p>

<p>3.4 Tangata Whenua Values⁵</p>	
<p>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</p>	<p>Level of Significance: Not Assessed Explanation: Not Assessed</p>

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as the home of a well-known and influential politician of the 20th century.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-29
Legal Description	Lot 7 DP 8552
Parcel ID	4014981
Thematic Reference	Politics
Overall Heritage Significance	High
Importance Level	National
Current Protection	HNZPT Category I, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1920's/1930's Bungalow
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-30 Collett House (1848)

36 Riddlers Crescent, Petone



Figure 1: Collett House, 36 Riddlers Crescent, Petone.

1. Historical Summary

In 1848 a small worker's dwelling was constructed near the first New Zealand Company settlement in Petone (Pito-one). Now known as 'Collett House', the structure has become a symbol of Pākehā settlement in the Wellington region.

Petone was the site initially chosen for the settlement of Wellington by New Zealand Company surveyor William Mein Smith (1799-1869). Smith's employer, Colonel William Hayward Wakefield (1801-1848), landed in Petone in 1839 and began negotiating with Maori to obtain land for British settlers. However, shortly after the first six ships filled with British emigrants arrived in 1840, the exposed nature of the Petone site prompted the removal of the settlement to Thorndon.

Petone was the first New Zealand Company settlement in New Zealand and Collett House is Petone's oldest identified residential building. The dwelling was named after, and constructed by English settlers Henry and Eliza Collett. The Collett's arrived in Wellington on the ship London in 1841. After setting up a carpentry business in Te Aro, the couple moved to Petone in 1847. Henry Collett established himself as a wheelwright, servicing carts and coaches travelling on the main road leading north from Wellington. By 1848 the Collett's had constructed a simple four roomed, two-storey dwelling from pitsawn weatherboards on land adjacent to the road. In the garden around the house they planted two roses brought from England, 'Captain Blood', and 'Devon Cream'.

By 1852, the Collett's were one of just six settler families living in Petone. They received an official Crown Grant for their land in 1853. They raised their ten children in the small timber dwelling and at some stage extended the verandah and added two large rooms to the ground floor of the original cottage. From 1887 Henry Collett began sub-dividing sections of the land around the cottage for his children. Eight years later, in 1895, the cottage was transferred to Collett's unmarried daughter Mary Jane Collett, who remained in the house until her death in 1917. The house was transferred to Mabel Jane Evans (nee Collett) who had celebrated her wedding in the house in 1901.

In 1945 the original floorboards of the cottage were replaced when guests celebrating the end of the Second World War at a victory party danced right through the floor. Mabel Evans remained in the house until 1948 when she moved into a small, self-contained flat on the property that had originally served as a garage. Doris and Robert Leslie, who were friends of the Collett's, moved into Collett House in the same year and added a then fashionable bungalow style roof to the cottage. Mabel Evans (nee Collett) moved into the Leslie's self-contained flat at number 34 Riddler's Crescent. The Leslies remained owners of the cottage until 1996, when the house was placed on the open market for the first time. The house has since been inhabited by a number of owners who have re-piled and renovated the cottage and the remnants of the original garden that remain around Collett House.

Collett House is historically significant as the oldest identified residential property in Petone. Constructed in the town selected as the site of the first New Zealand Company settlement, the cottage provides insight into early Pākehā settlement in New Zealand. The house retains some of its original character and is physically significant for the insight it provides into early colonial building techniques. The additions made to the building represent the changes prompted by the development Pākehā settlement and enhance its symbolic value. Collett House is in good condition and is held in high esteem by the local community.¹

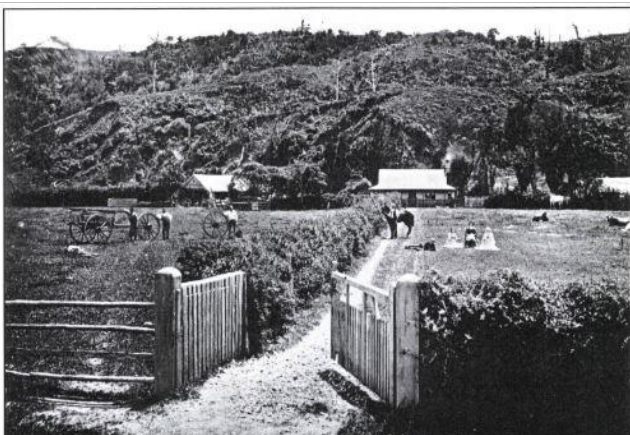


Figure 2: Collett House on the day the railway was opened behind the property, 1874.
Source: Barbara Fill

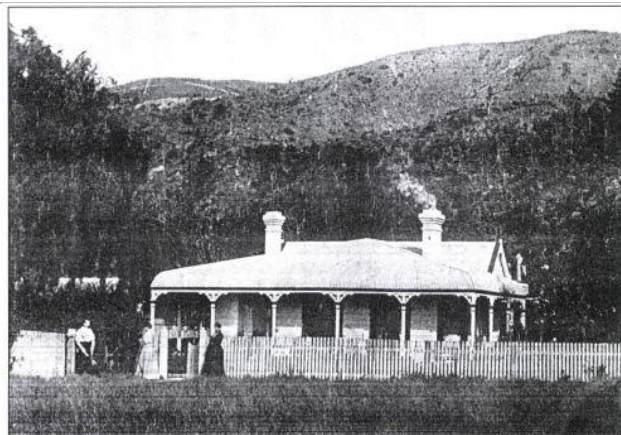


Figure 3: Collett House in 1901.
Source: Barbara Fill

¹ <https://www.heritage.org.nz/the-list/details/7479>

It's warped, it creaks, it's wonderful

By ALAN SAMSON

SOME of the ceilings are warped, the floorboards creak — and in some places slope — and work needs to be done to bring the house up to scratch, particularly in the sunroom, kitchen and laundry.

But 36 Riddlers Cres, Petone, is special.

The house, to be offered for auction on Friday, is believed to have been built substantially in the 1850s on a big property by first owners Henry and Elizabeth Collett, who arrived in "Pitone" in 1840. It is thought to be the first time the house has been on the open market.

Its government valuation is \$115,000.

Henry Collett was a wheelwright, blacksmith and carpenter who later split the property among his 10 children, leaving the original homestead with an oddly shaped, but large, section of about 1150 square metres (more than a quarter-acre).

The latest owner, Doris Leslie, a friend of a Collett family member, died recently, aged 90. She is known to have bought the homestead with her husband in 1948. She had lived in a self-contained flat on the property since 1933.



The house at 36 Riddlers Cres, Petone, is special. Built in the 1850s, it is believed to be on the open market for the first time

The original part of the 130 sq m house consisted of a timber-framed weatherboard cottage with two main rooms and two attic bedrooms.

By about 1890 two bedrooms had been added to the eastern side, and a veranda around three sides.

Much of the veranda has been

demolished, one side being built in to make the clumsy sunroom, and the ornate-topped wood columns at the front now adorn only a concrete porch.

But the feel of the house — and the potential — remain magnificent.

Entering the short hallway from the front door you are

flanked by two good-sized bedrooms; the impressive doors appear to be solid kauri or matai. The hall leads to an intimate lounge — the original house — with low, painted rafters, bay window, and lawn outlook. The floorboards are believed to be matai.

A brick fireplace covered in

by a gas fire probably hides an older construction.

From one end of the lounge bends a sunroom, easily restored to porch veranda; from the other, the kitchen, bathroom and laundry, which could do with plenty of smartening.

There is more. From what looks like a cupboard door in the

lounge, an ancient stairway leads to two hidden loft bedrooms, one of which has the size and atmosphere to be the main bedroom.

The huge garden, full of established trees including an old pohutukawa and an even older lancewood, contains several out-buildings dating back to the 1850s.

An adjacent self-contained flat was originally built as a motor shelter in 1926.

Though there is a garage at the end of the driveway, a buyer might enjoy pushing back one veranda pillar and creating a closer carport access between flat and house.

A library account of the home says it has seen weddings, family gatherings, resounding to generations of children playing — and that river stones were sieved through a wire mattress to provide a cottage flower garden.

On the trellis are roses — Captain Blood and Devon Cream — brought from Britain by the Colletts.

It is a wonderful old house, and surprisingly private in a busy part of Petone. All viewers so far have agreed it could be stunning, especially if a new owner takes the care to restore it in keeping with its history.

The house is being sold by Gordon Blair of Leaders Real Estate.

Figure 4: Collett House features in a newspaper article, 1996.

Source: Barbara Fill

2. Physical Description

2.1 Setting - Site Description

Collett House sits on a large site at the northern end of Riddlers Crescent in Petone. The building is set back from the street and accessed via a long driveway, resulting in the house not being visible from the street. The surrounding buildings are all residential in nature and together make up the historic area of Riddlers Crescent.

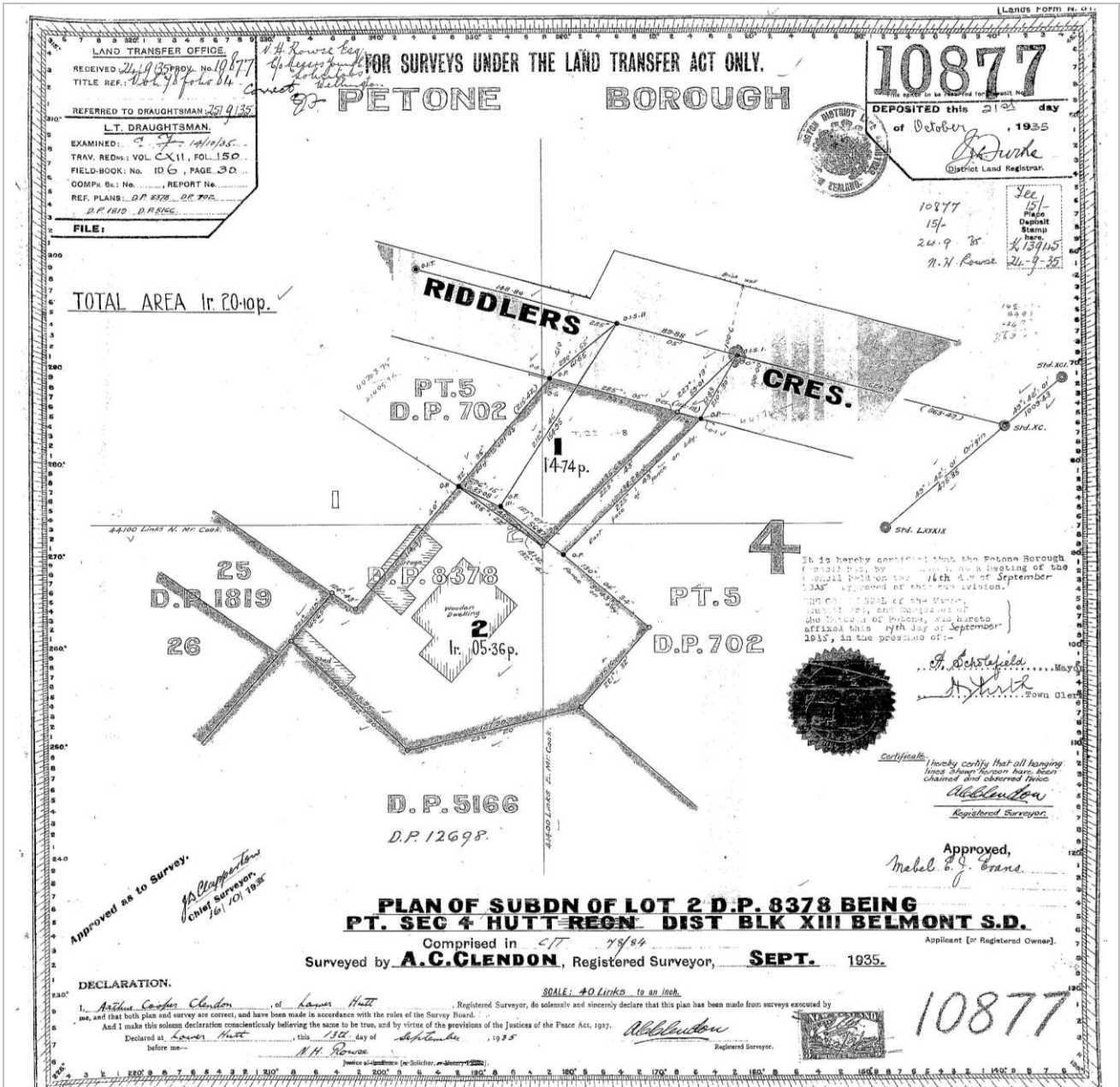
2.2 Building or Structures Description²

Collett House is a rare surviving example of an early settler's house, one of the first in Petone, near the site of the New Zealand Company's settlement of 1840. The original house was a small 4 roomed, 2 storey building facing east, made from pit-sawn weatherboards to a simple Georgian design. Available evidence indicates a construction date in the early 1850s or the late 1840s. Windows in the original portion of the cottage are the twelve-paned, double hung sashes that were transported from England by settlers until the 1850s, when larger panes of glass allowed the development of the four-pane window. 'Captain Blood' and 'Devon Cream' roses continue to grow in the garden - these are thought to have been transported by the Collett's from Gravesend, England.

Additions, in three stages, represent changing family needs and responses to changes in the locality, as farmland became a township. The first addition was of two large rooms at ground level, using rusticated weather boards, together with a verandah, probably in the 1890s. A bungalow-style roof was added over the verandah and much of the house, probably in the 1940's. Significant parts of the original dwelling are still

² HNZPT List Entry

visible, both externally and internally. The workshop in the garden is considered to be an original feature, although the roof has been replaced in the last ten years.



Land Information New Zealand, Custom Software Limited, Date Scanned 2002, Last modified June 2001, Plan is probably current as at 07/07/2021

Figure 5: Survey plan showing Collett House, 1935.

Source: LINZ

2.3 Existing Listing/Scheduling Status

Collett House is listed as a Category I Historic Place with HNZPT (#7479) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation³

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Exceptional Explanation: Collett House is associated with the theme of construction residential dwellings in Petone after the arrival of European settlers in 1841.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: Collett House is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Moderate Explanation: Collett House is associated with the Collett's who arrived from Britain on the ship London arriving in Pito-one in 1841. The Collett family remained living in properties divided from the original 9.5 acres at 28 and 34 Riddlers Crescent until 1989. In 1948 they purchased the homestead at number 36 and Mabel Collett moved into number 34.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place provides insight into the early residential building practices and social lifestyles of the first settlers in the Petone area.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: Collett House is recorded on ArchSite (R27/409) and is afforded automatic protection under the HNZPT Act 2014. The place therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has moderate architectural value for its simplistic design features, typical of early settlers houses.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: Moderate Explanation: The building demonstrates traditional construction methods and use of materials for the time period.

³ Criteria taken from GWRC RPS.

<i>and/or contains unusual construction materials.</i>	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The place retains the majority of its heritage fabric, despite some modification. In 1874-1890 the verandah was extended and two rooms were added to the ground floor, in 1945 the floorboards were replaced, in 1948 a bungalow style roof was added, and in 2002 the building was repiled, the exterior was refurbished, and walls enclosing the verandah were removed.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Exceptional Explanation: As the place is recognised as one of the first dwellings built in the Petone area, it has exceptional age value.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has high group value as one of many early settlers dwellings in Riddlers Crescent which together make up a cohesive block of heritage fabric. As the building is not visible from the street, it has no townscape value.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value, nor any particular of special associations with any groups.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance.

3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.5 Rarity	Exceptional
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Exceptional Explanation: The place has exceptional rarity value as one of the only remaining original settlers buildings in Petone from the mid-19 th century.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-30
Legal Description	Lot 2 DP 10877
Parcel ID	3977970
Thematic Reference	Early Settlement
Overall Heritage Significance	Exceptional
Importance Level	Regional
Current Protection	HNZPT Cat I, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1848 Dwelling
Non-Contributing Fabric/Exclusions:	Later Additions and Alterations
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-31 Petone Settlers Museum and Centennial Memorial (1939)

The Esplanade, Petone



Figure 1: The Petone Settlers Museum and Centennial Memorial, Petone.

1. Historical Summary

The Wellington Provincial Centennial Memorial commemorates the centennial of the landing of the immigrants from the ships 'Aurora' and the 'Cuba' on Petone beach in January 1940. These immigrants were the first white settlers to take up residence in Wellington under the New Zealand Company Scheme.

Auckland architect Horace L. Massey's design was the winning entry in a competition run by the Petone Borough Council to design an appropriate memorial. Massey also designed St. Michael's Church, Remuera (1932), which won the Institute of Architects gold medal in 1932. In May 1939 MacLauchlan and Lane of Petone won the tender to construct the memorial. The building was opened by Governor-General, Lord

Galway, in front of a large crowd, on 22 January 1940. The building won a NZIA Gold Award in the same year.

The stark symmetrical form of the Centennial Memorial building is a prominent landmark on the Petone foreshore. The main focal point is the huge arched window on the north facade of the 'Hall of Memories'. The window depicts the first meeting of the New Zealand Company settlers with the Te Ati Awa people. At the base of the window is the sculptured prow of a sailing ship.

Inside the 'Hall of Memories', above the two entrance doors are sculptured panels. The western panel depicts "The enlightenment of learning" while the eastern panel shows "The pioneers of progress".

Originally the hall also featured mosaic murals portraying the landing of the settlers and their progress through the century. Unfortunately these were destroyed at some stage. They have now been replaced with murals painted by Grant Corbishey and Irena Stenner. Terrazzo tiles cover the Hall floor, which incorporates a map of New Zealand.

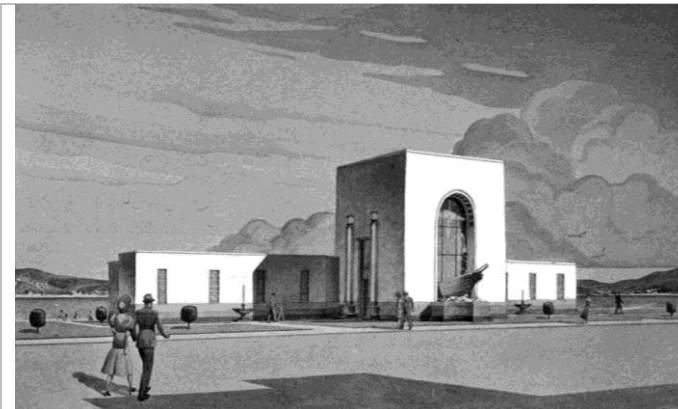


Figure 2: Depiction of the site, 1939.
Source: ATL MNZ-1951-1-2-F

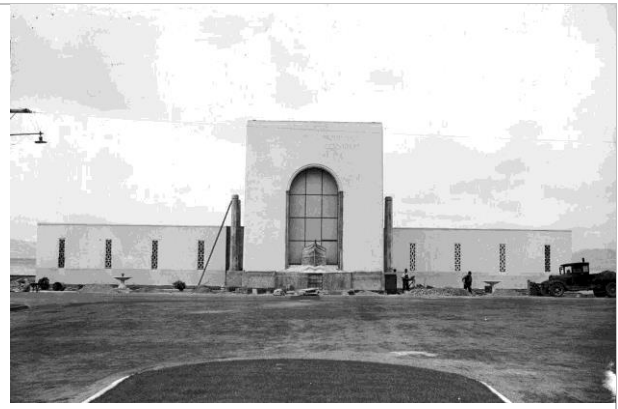


Figure 3: The Memorial and Museum, 1939
Source: ATL PAColl-6301-76

2. Physical Description

2.1 Setting - Site Description

The Petone Settlers Museum sits on the southern side of The Esplanade in Petone, with the foreshore immediately behind it. There are no other buildings or structures immediately around it, and the buildings on the other side of the road are residential in nature. The building, as the only structure on this side of the road for a considerable distance, is therefore highly visible and serves as a landmark.

2.2 Building or Structures Description¹

Massey's design for the 'Wellington Provincial Centennial Memorial' combines Stripped Classical and Art Deco elements. It consists of a central Hall of Memories, flanked with bathing pavilions for beach-goers. The focal point of the building was (and still is) an arched etched-glass window on the north façade, which depicts the first meeting of the New Zealand Company Settlers with the Te Ati Awa people. At the base of the window, a relief representing the prow of the 'Aurora' protrudes to the north.

2.3 Existing Listing/Scheduling Status

The Petone Settlers Museum is listed as a Category I Historic Place with HNZPT (#206) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

¹ HNZPT List Entry

3. Evaluation²

3.1 Historic Values	Exceptional
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Exceptional Explanation: The place is associated with the theme of early settlement of the area in the mid-19 th century.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: Exceptional Explanation: The place is associated with the centennial commemorations of the arrival of the first settler ships of The New Zealand Company, the Aurora and the Cuba, in Petone in 1840.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The place is associated with The New Zealand Company, the 'Wellington Provincial Council New Zealand Centennial Organisation', and Auckland-based architect Horace Lovell Massey.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: Exceptional Explanation: The place is associated with the centennial commemorations of the arrival of the first settler ships which was the beginning of the social settlement of the area.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown, however the foreshore of Petone beach features a number of recorded sites. The Petone Settlers Museum is not listed on ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The place has moderate architectural value for its stripped classical design features.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The surroundings of the place are integral to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional construction methods and materials for the time period.

² Criteria taken from GWRC RPS.

v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The Petone Settlers Museum is highly authentic, despite some modification over time. In 1977 the western bathing pavilion was converted into what is now the Settlers Museum, and in 1979 the eastern bathing pavilion was converted into what is now the Charles Heaphy Gallery. In 1988-1989 the building was refurbished to meet modern museum requirements.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the place was built in the mid-20 th century, it has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has no known group value, but it has townscape value as a highly visible icon and landmark on the Petone foreshore.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has high sentimental value to the local community as a whole for commemorative reasons.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local and regional community as a place of historic significance and an icon of the area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: A memorial which also serves as a building – which isn't a library or hall - is uncommon.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High
	Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-31
Legal Description	Lot 2 DP 69217
Parcel ID	4062689
Thematic Reference	Memorial/Early Settlement
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HNZPT Cat 1, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1940 Building and Plaque/Memorial
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Site Extent

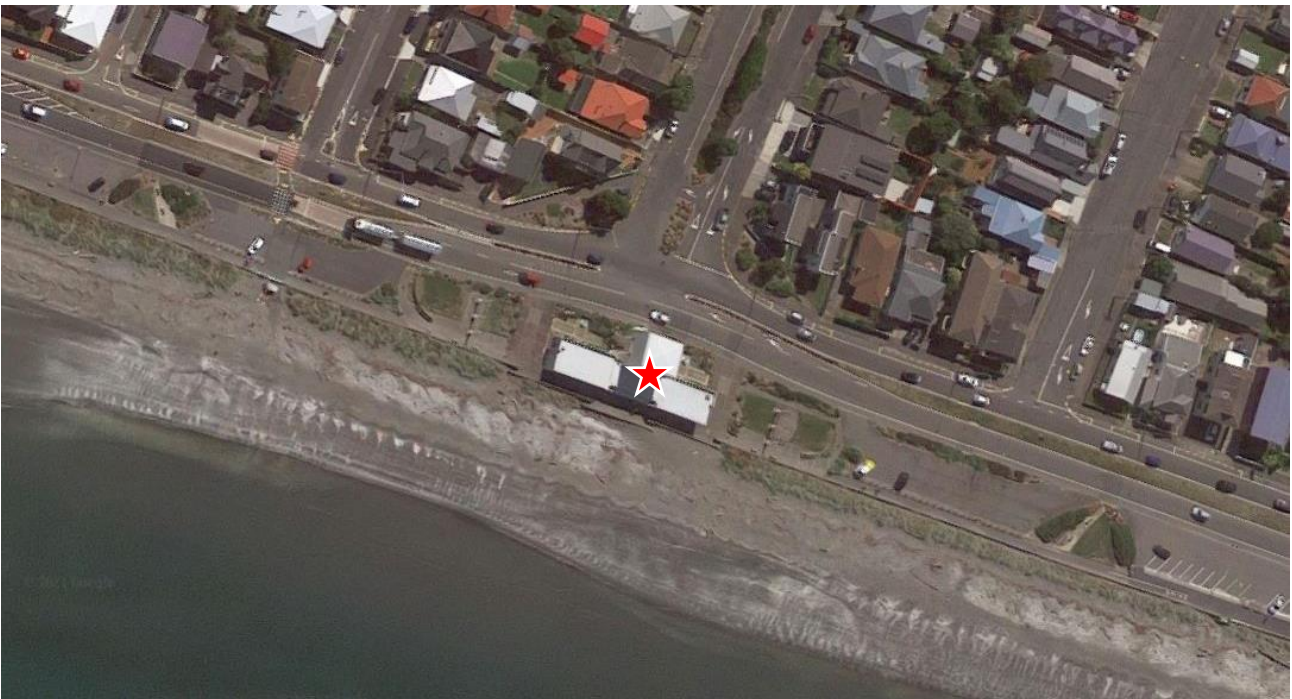


Figure 4: Aerial of the site with heritage building indicated.

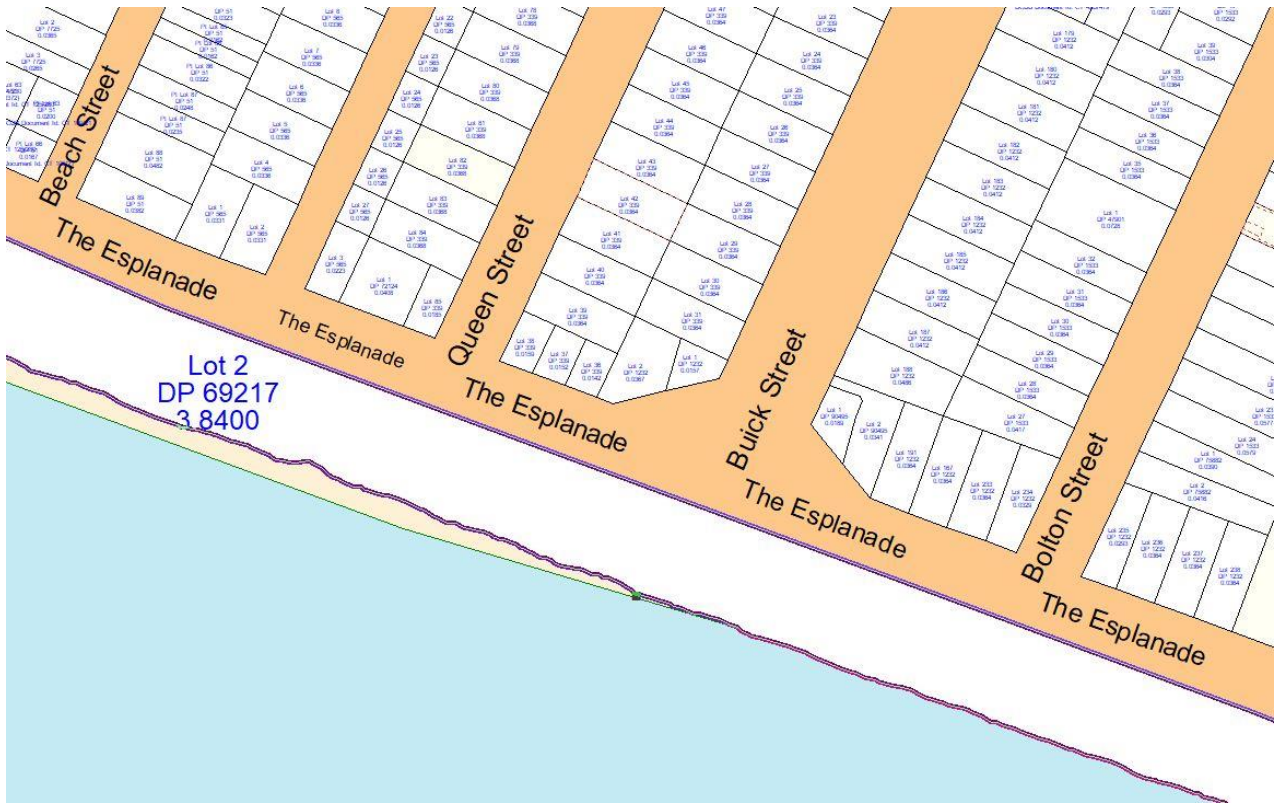


Figure 5: Map of the entire property site (foreshore).

Report Dated: November 2023
Issue Status: For Public Engagement
Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-32 Lower Hutt Fire Station (1955)

155-157 Waterloo Road, Hutt Central



Figure 1: Lower Hutt Fire Station, Hutt Central.

1. Historical Summary

Completed in 1955, the Lower Hutt Central Fire Station (Former) is a representative example of Post-War Modernist design and construction in reinforced concrete. Commissioned by the Lower Hutt Fire Board, it opened in time to mark the 50th Jubilee of the Lower Hutt Fire Brigade and started an important chapter in the firefighting services for Lower Hutt. At its completion the fire station was one of the most modern in the Southern Hemisphere and a tribute to the planning and design of Mitchell and Mitchell and Partners in association with King, Cook and Dawson.

Situated on the busy Waterloo Road the fire station, its training buildings and associated residential units, are located in a residential area. Local resistance to its construction on the site saw the Lower Hutt Fire Board direct the architects that the buildings not detract from the residential feel of the place. The architects were successful in their brief with a design that captures the essence of Frank Lloyd Wright with symmetry,

rhythm and elongated forms; a Modernist aesthetic of smooth surfaces and curves, and a bulk that is tempered by hipped gabled rooflines that link to the designs for the residential blocks that are located to the north and west of the building.

The building represents an important phase in international architectural influences that were being interpreted at a local and domestic level. The Modernist design was used for a number of municipal buildings that were constructed in Lower Hutt City during the 1950s which saw the city become a flagship of Post-War Modernism. The designs represented progress and modernity for a new city that was home to a burgeoning population fuelled by massive state housing projects and a growth in industry.

Modern firefighting services had to keep pace with this growth and provide fire cover to a large area. A large centralised station and site allowed for training and education with up-to-date technology and equipment, and the ability to house four fire appliances. The provision of residential units for married firemen and their families and accommodation for single men inside the station created a spirit of community and camaraderie for the brigade. It also heralded a move to a dedicated professional municipal fire brigade that could provide a more effective and efficient response to protect life and property.

The purpose built fire station and its association with the Lower Hutt Fire Brigade provides for a place of public esteem and civic pride. The building was the focus of firefighting life for firemen and their families who lived, worked, recreated and celebrated there. At its opening in 1955 the fire station drew wide public interest and support and remained a focal point for interaction between fire fighters and the community they served. Restructuring of the fire districts and the service, continuing population dispersal and movement of industry saw a decision to decentralise. Three new fire stations were built in surrounding suburbs and the Lower Hutt Central Fire Station, which had served the community for over 50 years, was no longer required for firefighting purposes and closed in January 2007. The land is currently held by the Commissioner for Crown Lands for Treaty Settlement purposes.

The Lower Hutt Central Fire Station is of outstanding architectural value as an authentic and intact example of Post-War Modern architecture in a city that was a 'flagship' for Post-War Modernism. This former municipal structure is located in a central position and makes a special contribution to the wider historical and cultural landscape of Lower Hutt which includes the Lower Hutt Civic Centre Historic Area. The building was considered to be the most modern fire station in the Southern Hemisphere and has significant value for its technological innovations and design that is informative of its use but sympathetic to its residential setting.¹

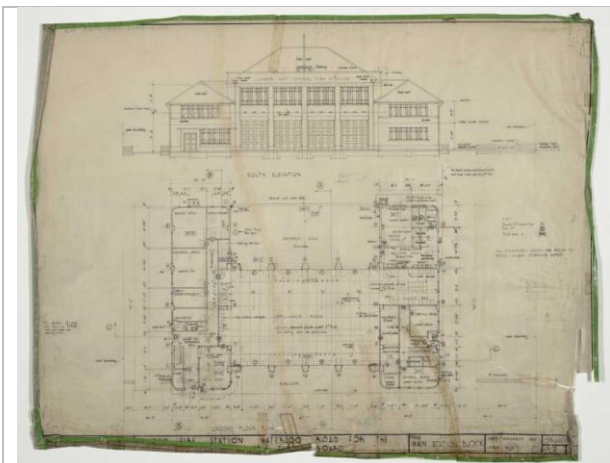


Figure 2: Plans for the Lower Hutt Fire Station, 1952.
Source: ATL, ID: Plans-2002-058-074A-003



Figure 3: The Lower Hutt Fire Station, 1955.
Source: ATL, ID: EP-1955-2464-F

2. Physical Description

2.1 Setting - Site Description

¹ <https://www.heritage.org.nz/the-list/details/7185>

The former Lower Hutt Fire Station sits on the northern side of Waterloo Road in Woburn, Lower Hutt. The building is highly visible from the streetscape. The surrounding properties are a mix of residential, educational, and recreational premises.

2.2 Building or Structures Description²

The Lower Hutt Central Fire Station consists of a symmetrical, two storeyed structure with a central block and two flanking wings. It makes an important contribution to Post-War Modernism which was a dominant architectural style in the Hutt Valley in the 1950s and used by a number of architects for a number of municipal buildings including the Lower Hutt City Civic Centre. The design was a local interpretation of the International Style and Modernism which represented the ideals of change and progress through the use and versatility of new materials.

The architects Mitchell and Mitchell and Partners in association with King, Cook and Dawson used their experience of commercial and residential design to realise a building that would not detract from its residential setting.

The strong horizontal and vertical symmetry and rhythmically spaced windows that form the design are echoes of Frank Lloyd Wright residential designs that set a building into the landscape with long rooflines and volumes from a central core. The Lower Hutt Central Fire Station is an interpretation of domestic forms, translated into a functioning municipal structure that provides a space for the appliances as well as a home and workplace for the fire fighters. It has special significance for its architectural design that blends the modernist concepts of form and function into a harmonious and beautiful structure.

2.3 Existing Listing/Scheduling Status

The former Lower Hutt Fire Station is listed as a Category I Historic Place with HNZPT (#9319) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: High Explanation: The former Fire Station is associated with the theme of upgrading civic buildings in the 1940's and 1950's in the Lower Hutt Area, and the designing of these new buildings in the Modern Movement style.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p>Level of Significance: None Explanation: The former Fire Station is not known to be connected with any particular historic event.</p>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	<p>Level of Significance: High Explanation: The former Fire Station is associated with both King, Cook, & Dawson as well as Mitchell & Mitchell – both prominent Wellington-based architectural firms.</p>
	Level of Significance: Moderate

² HNZPT List Entry

³ Criteria taken from GWRC RPS.

iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Explanation: The place has moderate social historic value as it contributes to our understanding of the culture and life in the Lower Hutt area at the time.
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its Modern Movement design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place are somewhat important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building techniques and materials for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the buildings original form and much of its heritage fabric has been retained.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the former Fire Station was built in the mid-20 th century, it has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The former Fire Station has group value as one of a number of Modern Movement civic buildings constructed in the area in the mid-20 th century. It also has townscape value as a highly visible icon and landmark.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or	Level of Significance: None Explanation: The place has no known sentimental value or association with any particular groups or communities.

<i>community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</i>	
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	<p>Level of Significance: Moderate</p> <p>Explanation: The place is recognised by the local community as a place of historic significance.</p>

3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<p>Level of Significance: Not Assessed</p> <p>Explanation: Not Assessed</p>

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	<p>Level of Significance: High</p> <p>Explanation: Modern Movement fire stations are uncommon in the region.</p>

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	<p>Level of Significance: Exceptional</p> <p>Explanation: The place is an excellent representative of its type.</p>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-32
Legal Description	Lot 100 DP 553151
Parcel ID	8204898
Thematic Reference	Modern Movement/Civic
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Category I, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1955 Fire Station
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-33 St David's Presbyterian Church (1889)

2 Britannia Street, Petone



Figure 1: St David's Presbyterian Church (right) and the Presbyterian manse (left), Petone.

1. Historical Summary¹

The first Presbyterian Church service held in New Zealand was conducted on Petone Beach on 23 February 1840. Services for the Petone parish were then held in private houses. St David's Church was constructed in

¹ HNZPT List Entry

1889. It is a simple timber Gothic church that, when built, featured a large steeple and four smaller pinnacles that flanked the sides of the west façade. These were later removed.

In 1893 a manse was built alongside the church. In 1905 the Cook family donated the large stained window, depicting St David, in memory of Thomas Cook. In 1926 electric lighting was installed. Sometime after the 1940s screen walls on either side of the organ were erected, forming two memorial rooms. One room commemorated the safe return of those parishioners who had served in World War II; the other, the life of a past parishioner, Graham Thomas Aitken. Since an amalgamation of churches in the 1970s, the local Samoan community has used the church for services. In 1993 a restoration project restored steeple and pinnacles, and a porte cochere was added at the same time.

St David's Church, Petone, forms a significant historical link with the origins of Presbyterian worship in New Zealand, first started with the 1840 service on the nearby beach for the newly-arrived settlers. It was the first Presbyterian church built in the township. It has been in constant use since its construction, and survives largely intact to the present time. Hence its spiritual values are maintained and there is a long community association with the place. The esteem in which it is held by the local community is demonstrated by the desire of local people to restore and use it. The memorials in the church testify to social and commemorative values. Designed by Christian Julian Toxward, the deceptively simple design of the interior shows considerable technical accomplishment in the barrel vaulting and linked support brackets.



Figure 2: St David's and manse, undated.
Source: Te Papa Archives

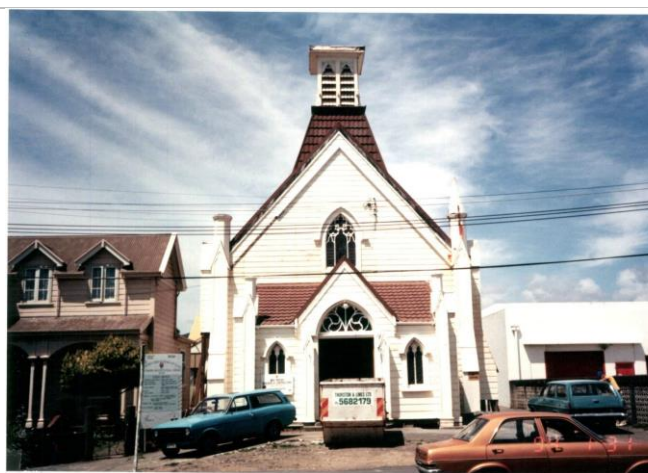


Figure 3: St David's, sans spire, 1994.
Source: HCC 1994 Inventory

2. Physical Description

2.1 Setting - Site Description

St David's Church sits on the eastern side of Britannia Street in Petone and the Presbyterian manse connected to the church is located to the north with a street address of 4 Britannia Street. The surrounding area is a wide mix of educational, residential, commercial, and recreational spaces. The church is very visible from the streetscape.

2.2 Building or Structures Description²

The original 1880's church is timber framed and designed in the gothic style. It is rectangular in size, approximately 30 metres long and 11 metres wide. The west end is the most ornate; a triangular gable framed by a pair of simple columns each capped with a pinnacle. In the centre there is a large tripartite lancet window with hood mould. Above the apex of the gable is a small bell tower with a pyramidal roof. The former entrance porch has been extended outwards as a carriage porch, but with the previous decoration

² HNZPT List Entry

largely maintained. The only additions to the sides of the church are the multiple buttresses between the lancet windows. A porte cochere was added in the 1990's.

Internally, the church forms an undivided rectangle, and is relatively plain. The most significant feature is the shallow-arched, barrel-vaulted roof, with ornately-decorated, massive timber brackets (hammerbeams), each pair being linked by bracing rods across the church. Some of the lancet windows contain panes of coloured glass; there is a single very ornate memorial stained glass window on the northern side. The decorated pipe organ is free-standing out from the eastern end behind where an altar would be in a Catholic or Anglican church. The extreme eastern end wall of the church has been pierced in recent years by a number of openings which lead to services and the modern hall behind the building. High at the eastern end are a joined pair of relatively small lancet windows. The roof of the church is covered with brown tiles.

2.3 Existing Listing/Scheduling Status

St David's Church is listed as a Category II Historic Place with HNZPT (#2887) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: High Explanation: St David's is associated with the popular theme of religious structures built in the 19th century as part of the settlement of the area.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p>Level of Significance: None Explanation: The place is not known to be associated with any notable historic event.</p>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	<p>Level of Significance: Moderate Explanation: St David's Church is associated with architect Julius Toxward, a Danish born architect who designed many important buildings in Wellington between the late 1860s and his death in 1891. As virtually all of his buildings were in wood very few have survived. The place is also associated with the Presbyterian Church.</p>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	<p>Level of Significance: High Explanation: The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.</p>
3.2 Physical Values	High
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	<p>Level of Significance: High Explanation: St David's Church is recorded on ArchSite (R27/604), and has high archaeological value as a pre-1900 place of human occupation. The ArchSite record is located on the site of the manse but refers only to the church.</p>

³ Criteria taken from GWRC RPS.

ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place features notable design elements and architectural appeal typical for an English parish church, all of high craftsmanship and in the gothic style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	Level of Significance: High Explanation: The church appears to have retained most of its original site, including the manse next door, which contributes to the wider understanding of the history of the place and are essential components of the site.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The place demonstrates use of standard construction methods and materials for the time, but has high technological value for its craftsmanship.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modifications, particularly in the 1990's, the church appears to have retained the majority of its original fabric.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a pre-1900 structure, the church has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has high townscape value as it is very visible from the street and is known as a local landmark. The place has group value with the Presbyterian manse immediately adjacent at 4 Britannia Street.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The church has high sentiment value for its spiritual and religious associations.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well known by the local community and has landmark value.

3.4 Tangata Whenua Values⁴	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: High Explanation: Pre-1900 timber framed churches are not common generally.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-33
Legal Description	Pt Lot 14 Deeds Plan 109
Parcel ID	3822454
Thematic Reference	Religion
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Listed Cat II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1889 Church
Non-Contributing Fabric/Exclusions:	1990's Porte Cochere
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-34 St Augustine's Church (1902-1903)

12 Britannia Street, Petone



Figure 1: St Augustine's Church, Petone.

1. Historical Summary¹

The Anglican church of St Augustine's is one of Wellington's finest timber churches. The town of Petone was initially part of the Lower Hutt Parish of St James. Records dating to 1876 record that Anglican services and Sunday school classes were held in Petone at a builder's workshop belonging to W. J. Riddler. George Ashcroft, a lay preacher and manager of the workshop, conducted the services. In 1881 a hall was built in Victoria Street to provide accommodation for services and a Sunday school. Following Petone's constitution as a parochial district in October 1895, the parishioners began fundraising for a permanent church. The church was designed by Frederick de Jersey Clere (1856-1952) while in partnership with John Swan (1874-

¹ HNZPT List Entry

1936). At the time Clere was also the Diocesan architect for the Anglican Church. The land was acquired in Britannia Street and the Governor, the Earl of Ranfurly, laid the foundation stone on 12 July 1902. The church was dedicated in the following year, but it was not consecrated until 1921.

St Augustine's was designed in a Gothic style and is a well-resolved and striking design. Its dominate feature is the central tower, which once formed the base for a spire. When built St Augustine's had the tallest spire in New Zealand, the result of a donation by parishioner Thomas Price. (Price, an owner of a large mill in the Wairarapa and timber yards in Petone, also donated the timber for the church at cost.) The spire was a landmark in the Petone landscape, but it had to be removed in 1954, after being damaged in a storm. Apart from the removal of the spire, the only major alteration to the church was the addition of a Lady Chapel in 1936.

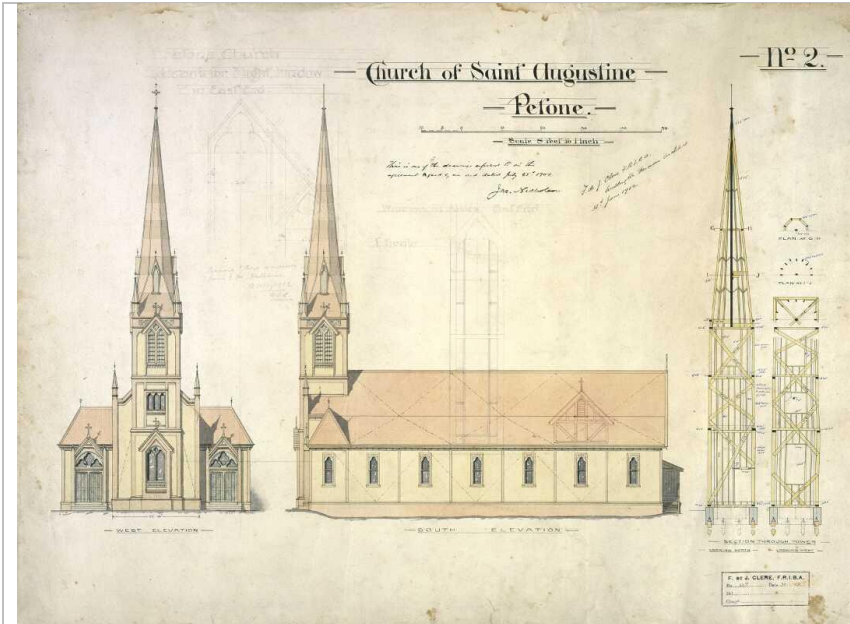


Figure 2: Plans for St Augustine's Church, 1902.
Source: ATL, Frederick de Jersey Clere, ID: Plans-94-028-005

Figure 3: St Augustine's Church, undated.
Source: Te Papa Archives

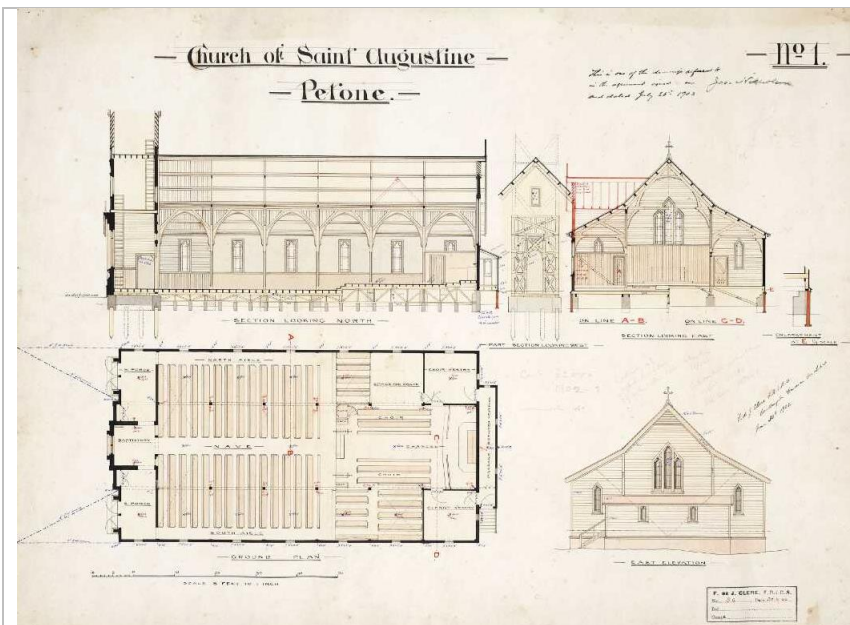


Figure 4: Plans for St Augustine's Church, 1902.
Source: ATL, Frederick de Jersey Clere, ID: Plans-94-028-005

Figure 5: St Augustine's Church, 2002.
Source: HNZPT

2. Physical Description

2.1 Setting - Site Description

St Augustine's Church sits on the eastern side of Britannia Street and has two large trees which partially obscure the building from the streetscape. The surrounding area is a wide mix of educational, residential, commercial, and recreational spaces. The church is very visible from the streetscape.

2.2 Building or Structures Description²

The centrally placed square tower is the dominant feature of this Gothic inspired symmetrical wooden church. The pinnacles that flank the tower and rise from the parapet corners, combined with the gabled door and window heads, create a vertical emphasis, in contrast with the long low line of the main body of the church. The windows and main entranceways are decorated with plate tracery and ornamental bracketing. Although St Augustine's has undergone a number of structural alterations over the years, it still maintains much of its architectural integrity.

2.3 Existing Listing/Scheduling Status

St Augustine's Church is listed as a Category II Historic Place with HNZPT (#1323) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: <i>St Augustine's Church is associated with the popular theme of religious structures built in the late 19th and early 20th century as part of the settlement of the area.</i>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: <i>The place is not known to be associated with any notable historic event.</i>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: <i>St Augustine's Church is associated with prominent architects Frederick de Jersey Clere and John Sydney Swan.</i>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: <i>The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.</i>

² Ian Bowman, 2008-2011 Heritage Inventory

³ Criteria taken from GWRC RPS.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: St Augustine's Church is recorded on ArchSite (R27/605), and has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place features notable design elements and architectural appeal typical for an English parish church, all of high craftsmanship.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place have moderate significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The place has high technological value for its craftsmanship.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modifications the church appears to have retained the majority of its original fabric. A Lady Chapel was built in 1936, and the spire removed in 1954.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century structure, the church has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has high townscape value as it is very visible from the street and is known as a local landmark. It has group value as one of a number of buildings constructed by De Jersey Clere and Swan.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The church has high sentiment value for its spiritual and religious associations.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to	Level of Significance: High Explanation: The place is well known by the local community and has landmark value.

<i>the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	
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3.4 Tangata Whenua Values⁴	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: High Explanation: Intact early 20 th century timber framed churches are not common generally.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-34
Legal Description	Lot 1 DP 460173
Parcel ID	7473995
Thematic Reference	Religion
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Listed Cat II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1889 Church
Non-Contributing Fabric/Exclusions:	Adjacent hall building
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
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Hutt City Council Heritage Inventory Assessment Form



H1-35 Wainuiomata Pioneer Church (1866)

24 Coast Road, Wainuiomata



Figure 1: The Wainuiomata Pioneer Church, also known as the Coast Road Church, at 24 Coast Road, Wainuiomata.

1. Historical Summary

This small colonial church was the first to be built in the Wainuiomata Valley, and has close associations with many of Wainuiomata's pioneering families. When Richard Prouse arrived in New Zealand from Devonshire with his family in 1839, he resolved that if he prospered in this country he would build a church. In the early 1850's the Prouse family settled in Wainuiomata, and in 1860 Richard Prouse purchased the section of land on which the church now stands. Construction began on the church in 1863, using totara logs pitsawn in the Prouse sawmill, and the church was consecrated in 1866. The builder was John Augustus Petherick. In the

early years the preacher was obliged to travel over the Wainuiomata hill from the Hutt Valley to take the church services.

The first marriage to take place on the site was between Ann Collis and Robert Wylie, on 4 March 1864, which occurred in a small chapel which predated the church.

Although it was initially a Methodist church, the building has been used by various other denominations. The first known burial on the site took place in 1862.

When a new church - St. Stephens, was built in Homedale in 1957-8, the Wainuiomata Pioneer Church ceased to function as a church except on special occasions.

In 2005, the Hutt Uniting Congregation (HCUC) were seeking new owners. This culminated in the HCUC officially handing over ownership of the Church property to the Wainuiomata Pioneer Church Preservation Society in July 2010.



Figure 2: The church in the 1880's, with a small lean-to to the northern side of the church.
Source: George Southern



Figure 3: The church in 1994.
Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

The church sits on a large site to the western side of Coast Road – the road which connects Wainuiomata to the south coast. The property features large open grassed spaces to either side, vegetation around its perimeters for privacy, and features a cemetery to the rear of the site. The surroundings are entirely residential, and the church is highly visible from the streetscape.

2.2 Building or Structures Description

The church is a very simple one-storeyed rectangular structure with a gabled roof approximately 15 metres long by approximately 5 metres wide. Three timber framed windows are inset to the side elevations and two thin rectangular windows flank a smaller gabled entrance to the street facing elevation. The exterior of the building is clad in weatherboards and in later years the original totara shingles of the roof were covered by corrugated iron. Simple timber buttresses were also added at a later date to the side elevations.

2.3 Existing Listing/Scheduling Status

The Wainuiomata Pioneer Church is listed as a Category II Historic Place with HNZPT (#7310) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation¹

3.1 Historic Values	Exceptional
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Exceptional Explanation: The Wainuiomata Pioneer Church is associated with the theme of religious structures built in the 19 th century as part of the settlement of the area. It is the first church built in the Wainuiomata Valley and is therefore also known as the Pioneer Church.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The Wainuiomata Pioneer Church is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The Wainuiomata Pioneer Church is associated with Richard Prouse – a prominent early settler in the Wainuiomata area. His gravestone lies within the church cemetery.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: Exceptional Explanation: The place contributes to our understanding of the settlement of the Wainuiomata area and religious practices at the time.

3.2 Physical Values	Exceptional
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: The Wainuiomata Pioneer Church is recorded on ArchSite (R27/597), and has high archaeological value as a pre-1900 place of human occupation.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its simplistic design which reflects the design of traditional English Parish churches.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The church has retained most of its original site, including its cemetery – which contains graves from some of the first settlers of the Wainuiomata area, which contributes to the wider understanding of the history of the place.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building techniques and materials for the time period.

¹ Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
vi) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the church's original form and much of its heritage fabric has been retained.
vii) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Exceptional Explanation: Consecrated in 1866, the church was the first built in the Wainuiomata Valley and therefore has exceptional age value in the context of human occupation of the Wellington region.
viii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: The church has group value as one of a number of pre-1900 timber framed churches in the region, and has townscape value as a highly visible element of the streetscape which has landmark status.

3.3 Social Values	Exceptional
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has high sentimental value for its spiritual and religious associations.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: Exceptional Explanation: The place is recognised by the local community as a place of historic significance and as a local landmark.

3.4 Tangata Whenua Values²	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: Surviving pre-1900 churches are not common in the area.

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High
	Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-35</i>
Legal Description	<i>Pt Sec 3 Wainuiomata District</i>
Parcel ID	<i>4007759</i>
Thematic Reference	<i>Religion</i>
Overall Heritage Significance	<i>High</i>
Importance Level	<i>Regional</i>
Current Protection	<i>HNZPT Category II, HCC Appendix 1</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundaries</i>
Primary Feature of Listing:	<i>1866 Church and Cemetery</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-36 Former Petone Magistrates Court (1911)

13 Elizabeth Street, Petone



Figure 1: The former Petone Magistrates Court, 13 Elizabeth Street, Petone.

1. Historical Summary

The Petone Magistrate's Court, opened in 1911, served Petone and parts of the Lower Hutt Community for nearly 80 years, first as a courthouse and then as a police station. It was designed under the direction of noted Government Architect John Campbell, and is almost certainly one of the last remaining Edwardian public buildings in the Hutt Valley.

Prior to the building of the courthouse, judicial proceedings had to be conducted in a local hall. In response to representations made by the local community, who argued that the court facilities were inadequate for a

town of 16,000 residents (the 10th largest judicial district in the colony), the government agreed to build a courthouse.

The plans for the courthouse were drawn up by Llewellyn Richards, the Assistant Government Architect in the office of the Government Architect John Campbell (1857-1942). The design was a single-storey masonry building, square in plan, containing a courtroom, magistrate's room, public office, public area, and witness room. Its overall appearance is Edwardian Baroque, a style that Campbell established as the semi-official style for government buildings in New Zealand. It was apparently almost identical to a courthouse built in Lower Hutt at the same time, but which has since been demolished.

The new Petone Magistrate's Court was opened in May 1911. As a Magistrate's Court the cases brought before its bench were generally those of minor criminal offences and civil claims, although on occasion more serious cases were heard. The courthouse was also used for polling booths for national and local body elections, as well as local body referenda. In about 1948 the courthouse closed, and cases were moved to Lower Hutt.

About 1950 the Petone Magistrate's Court was identified as a suitable location for the Petone Police Station. The previous building, built in 1909 on a site adjacent to the courthouse, was considered too small. Eventually the 1909 building was shifted behind the courthouse to provide cell accommodation. The Police Station opened in the courthouse in 1952. The building was condemned as earthquake prone by the Petone Borough Council in the 1980s.

By the end of 1991 the Police had moved out to accommodation elsewhere in Petone, and a new police station was eventually opened on Jackson Street, in 1994. The 1909 Police Station was relocated again, almost adjacent to the new police station to be used by community groups. In 2002 the ownership of the Petone Magistrate's Courthouse was transferred to the Wellington Institute of Technology, whose campus backs onto the courthouse. However, the courthouse remained empty.¹

In 2020, builder Paul Kinsman bought the Courthouse with plans to restore the exterior and turn it into a residential property for himself. The building was purchased from the Port Nicholson Block Settlement Trust, which had first right of refusal as part of its treaty settlement. The earthquake strengthening and renovation work to bring the building up to scratch would cost between \$800,000 and \$1 million.²



Figure 2: The courthouse prior to 2021.
Source: Matthew Tso/Stuff



Figure 3: The courthouse with 1960's verandah addition.
Source: Matthew Tso/Stuff

2. Physical Description

2.1 Setting - Site Description

The former courthouse sits on a standard sized site on the northern side of Elizabeth Street in Petone. The building is obscured by large trees which sit in front of the building, blocking it from the street. The surrounding buildings are residential in nature.

¹ <https://www.heritage.org.nz/the-list/details/7742>

² <https://www.stuff.co.nz/life-style/home-property/124429538/petone-courthouse-to-get-a-new-lease-on-life-in-1m-project-following-sale>

2.2 Building or Structures Description³

The main facade is symmetrical, with two arched windows on either side of an arched double door. The façade is brick, rendered and lined out to look like a stone structure. On each of the eastern and western corners of the main façade is a heptagonal projection, which is echoed in the door surrounds. On the entablature above the door are rendered garlands. In front of the door there is a timber and glass porch.

The other facades are exposed brick. The western façade has five rectangular single opening sash windows - that is the upper, six-paned sash is fixed in place. The northern façade consists of one single opening sash window. A small brick porch, containing the rear door, cuts the middle of the façade. On the eastern façade there are three single opening sash windows. This façade also features the back of the strong room.

Architecturally the Petone Magistrate's Court is a typical example of a courthouse designed in the Edwardian Baroque style by John Campbell, the Government Architect from 1909-1922. It is one of only two remaining examples of this type of court building in the Greater Wellington region. It was built at a time when changes were being made to the way courts operated following the introduction in 1893 of the Magistrate's Court, which replaced the Resident Magistrate's Court. The Petone Magistrate's Court served the Petone community for over 80 years, initially as its first purpose built courthouse and then as the police station. With its lack of use, the building's prominence has waned somewhat in recent years, but it is still a familiar landmark for many Petone residents. The courthouse is a single-storey brick masonry building. The roof consists of two flanking hipped gabled roofs with another flanking smaller gable abutting the pediment on the southern (main) facade.

2.3 Existing Listing/Scheduling Status

The former Petone Magistrates Court is listed as a Category I Historic Place with HNZPT (#9439) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation⁴

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: High</p> <p>Explanation: The former courthouse is associated with the construction of civic buildings in the early 20th century as the local population grew.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p>Level of Significance: None</p> <p>Explanation: The place is not known to be connected with any particular historic event.</p>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	<p>Level of Significance: High</p> <p>Explanation: The place is associated with Llewellyn Richards, the Assistant Government Architect in the office of the Government Architect John Campbell (1857-1942).</p>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The place provides insight into early 20th century judicial practices.</p>

³ HNZPT List Entry

⁴ Criteria taken from GWRC RPS.

understanding of the culture and life of the district, region or nation.	
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its Edwardian design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place are somewhat important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building techniques and materials for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the buildings original form and much of its heritage fabric has been retained.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Moderate Explanation: The former courthouse has group value as one of a number of late 19 th and early 20 th century courthouses in the region.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value.

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: Moderate Explanation: The place is recognised by the local community as a place of historic significance.
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3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place is one of only two surviving Edwardian courthouses in New Zealand.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-36
Legal Description	Lot 2 DP 547829
Parcel ID	8111495
Thematic Reference	Early Civic & Commerce
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Category II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1911 Courthouse
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-37 Balgownie House (1900)

16 Hamerton Street, Naenae



Figure 1: Balgownie House, 16 Hamerton Street.

1. Historical Summary

This large late-Victorian residence was built in 1900 for Mr John Duthie, a prominent businessman and politician. He was the mayor of Wellington from 1888-1899. Neither its architect nor its builder are known.

Duthie lived at Balgownie until his death in 1915. One year later the property was sold to a draper, William Henry Harrison George. The house was subsequently occupied for 65 years by the Catholic Church.

From 1917-1970, the property was owned by the Sisters of Mercy (Wellington) Trust Board. Known as St Thomas's, it served as a boys home and orphanage until 1958, when it became the parish convent.

In 1970 Balgownie house was bought by the New Zealand Marist Brothers Trust Board, who used it as a training centre for Marist brothers until 1982. It was then sold and became a private residence.

The building is distinguished by a complex roof, featuring several gables with Queen Anne style half-timbering under the eaves. The windows on the front (western) facade are tall and well proportioned. There

is a balcony and verandah on this facade between the two window bays. The main entrance on the north facade has an elaborate and graceful porch supported by two columns, which rise to a curved valance.

The interior features many of the original fittings including imported marble fireplaces, pressed zinc ceilings and intricate brass door plates.



Figure 2: Balgownie House, c. 1900.
Source: Jared Nicoll, *Stuff* – Wellington Mansion Balgownie House Back On The Market – September 14, 2015

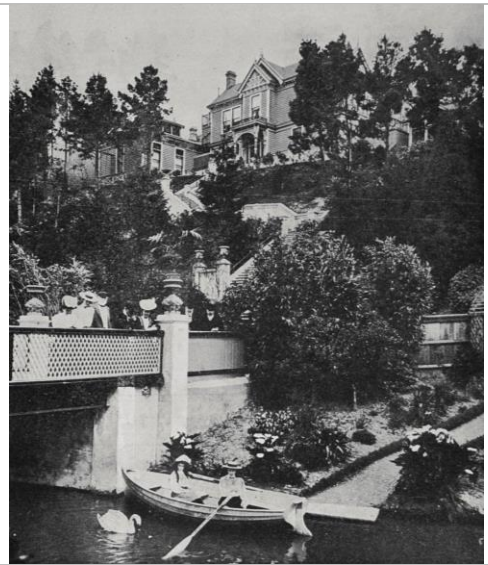


Figure 3: Balgownie House and grounds, c. 1900.
Source: Old Wellington Region Archives

2. Physical Description

2.1 Setting - Site Description

The building sits on a large site surrounded all sides by vegetation and with the Waiwhetu Stream crossing the property at its northern edge. A shared driveway provides access from Hamerton Street through the property to 16A Hamerton Street which contains a later residential building and also the Balgownie Generator Building – built in 1900.

2.2 Building or Structures Description

The building is a two storey timber framed structure designed in a mix of differing architectural styles. One of its most notable elements is the Queen Anne half-timbering under the eaves. Other features include finials atop the roof gables, large timber framed windows, brick chimneys, and weatherboard cladding. The front facade has a verandah supporting a balcony between the two window bays, and there is an elaborate porch. The interiors are designed lavishly with extensive carpentry and plasterwork throughout the house – standard details for a residence of this size and scale at the time.

2.3 Existing Listing/Scheduling Status

Balgownie House is listed as a Category I Historic Place with HNZPT (#4140) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation¹

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: Balgownie House follows the theme of Early Settlement in the Wellington region, whereby grand homesteads were built for prominent families and businessmen.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: Balgownie House isn't associated with any known historical event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: Balgownie House is associated with prominent businessman and politician John Duthie, known for his appointments to both the Wellington Harbour Board and the Gear Meat Company. Duthie was also a Mayor of Wellington and a member of both the House of Representatives and the Legislative Council. The place is also of note for its association with the Sisters of Mercy who occupied the house for the better part of 60 years after Duthie's passing.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place contributes to our understanding of the settlement of the Wellington region and social practices at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Moderate Explanation: Although Balgownie House is not recorded on ArchSite, it has potential archaeological value as place of human occupation around the turn of the century.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: Balgownie House features notable design elements and architectural appeal, all of high craftsmanship. Its' large scale as a homestead for an influential businessman is also of note aesthetically.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	Level of Significance: High Explanation: The place has retained much of its original site, though the large garden have been encroached upon somewhat.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: High Explanation: Balgownie House demonstrates use of standard construction methods and materials for the time, but is notable as one of the first houses in the Wellington region to have electricity installed.

¹ Criteria taken from GWRC RPS.

and/or contains unusual construction materials.	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Although its extensive grounds have now been lost, Balgownie House itself retains the vast majority of its original fabric. Later additions to the site include an addition built at the rear and the conversion of the billiard room to a chapel by the Sisters of Mercy during their tenancy (date of works unknown).
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: Built in 1900, the homestead is one of Wellington's older homesteads.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Moderate Explanation: As Balgownie House is tucked away down a private street, it has very little landmark or townscape value. However, it does have group value with another building the Balgownie Generator Building – located at the neighbouring property.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: Balgownie House has a strong association with the Sisters of Mercy religious group who occupied the premises for almost 60 years, therefore giving the place religious and spiritual value.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance and one of Wellington's older surviving homesteads.

3.4 Tangata Whenua Values²	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place is one of few surviving homesteads of its size in the Wellington region.

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<p>Level of Significance: High</p> <p>Explanation: The place is an excellent representative of turn of the century large scale homesteads designed and built for influential community members.</p>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-37
Legal Description	Lot 2 DP 89487
Parcel ID	3849690
Thematic Reference	Early Settlement
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HNZPT Category I, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property boundaries.
Primary Feature of Listing:	1900 Residence
Non-Contributing Fabric/Exclusions:	-
Other Notes:	None

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-38 Balgownie Generator Building (1900)

16A Hamerton Street, Naenae



Figure 1: Balgownie House, 16B Hamerton Street.

1. Historical Summary

This plastered masonry structure is part of the Balgownie estate and was built for prominent Wellington businessman and politician John Duthie (1841-1915). Set into a bush clad bank below Balgownie house, the building is thought to have housed a gas turbine generator during John Duthie's time, and supplied the homestead with electricity – one of the first houses in the Wellington region to have such a luxury. Duthie may have also used the building as a workshop. The classically influenced front facade features a distinctively shaped parapet, plus pilasters, stringcourses and other decorative mouldings. The generator building is currently in a state of disrepair.



Figure 2: Balgownie Generator Building, c. 1994.
Source: HCC Heritage Inventory, 1994

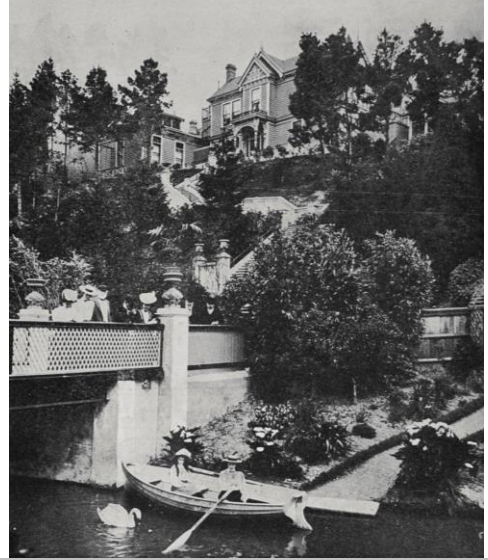


Figure 3: Balgownie House and grounds, c. 1900.
Source: Old Wellington Region Archives

2. Physical Description

2.1 Setting - Site Description

The generator building sits on a large site at 16A Hamerton Street which is dominated by a later residential property, next to the site of Balgownie House at 16B Hamerton Street. The generator building is tucked into the corner of the site at the closest point to Balgownie House, and is covered with vegetation.

2.2 Building or Structures Description

The structure is a small one storey structure built from masonry with classical features to its front façade, such as a distinctively shaped parapet, pilasters, stringcourses, and other decorative mouldings.

2.3 Existing Listing/Scheduling Status

Balgownie House is listed as a Category II Historic Place with HNZPT (#4141) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation¹

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Moderate
	Explanation: The Balgownie Generator Building is associated with Balgownie House, which is associated with early settlement in the Wellington region.
	Level of Significance: None

¹ Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Explanation: The Balgownie Generator Building isn't associated with any known historical event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The Balgownie Generator Building is associated with Balgownie House, which is associated with prominent businessman and politician John Duthie.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place contributes to our understanding of the settlement of the Wellington region and technological pioneering at the time.

3.2 Physical Values	Moderate
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Moderate Explanation: Although the place is not recorded on ArchSite, it has potential archaeological value as place of human occupation around the turn of the century.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The place has some classical design elements which are of moderate architectural value.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place, being the Balgownie Estate, are important to understanding the heritage significance of the place.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The Balgownie Generator Building demonstrates is notable as being the supply hub for electricity to Balgownie House - one of the first houses in the Wellington region to have electricity installed.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The generator buildings appears to be highly authentic.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: Built at the turn of the century as part of the Balgownie Estate, the generator building has high age value.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or	Level of Significance: Moderate Explanation: As the structure is tucked away down a private street and surrounded by vegetation, it has very little landmark or

contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	townscape value. However, it does have group value with Balgownie House – located on the neighbouring property.
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3.3 Social Values	Moderate
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</i>	Level of Significance: None Explanation: The place has no known associations with particular groups or communities.
<i>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	Level of Significance: Moderate Explanation: The place is recognised by the local community as a place of historic significance and a contributing part of one of Wellington’s older surviving estates.

3.4 Tangata Whenua Values²	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: High Explanation: The place is rare as a 1900 utilities structure designed to supply a single residence.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of early utilities structures which were designed to be relatively plain but with some classical features.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-38
Legal Description	Lot 3 DP 91194
Parcel ID	3758982
Thematic Reference	Early Settlement/Industrialism

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Overall Heritage Significance	<i>High/Moderate</i>
Importance Level	<i>Regional</i>
Current Protection	<i>HNZPT Cat II HCC Appendix 1</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Generator building only.</i>
Interiors Included?	<i>No</i>
Primary Feature of Listing:	<i>Generator structure</i>
Non-Contributing Fabric/Exclusions:	<i>-</i>
Other Notes:	<i>None</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> • This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. • This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-39 Lower Hutt Post Office (1941)

151 High Street, Hutt Central



Figure 1: Lower Hutt Post Office, 151 High Street, Hutt Central.

1. Historical Summary¹

This large Moderne building was the third Post Office built in Lower Hutt, and was designed by the Government Architect, John Thomas Mair (1876-1959). The first post office in Lower Hutt was a small wooden building built on the corner of High Street and Laings Road in 1891. During the 1890s the role of the Postal and Telegraph Department expanded. Not only did the volume of mail it carried increase, but it also offered a far greater range of government services, such as a savings bank and the acceptance of licence fees, taxes, and local body rates. At the same the population of Lower Hutt grew. To cope with the increased

¹ HNZPT List Entry

demand on postal services, a two-storey masonry post office was built in 1906 to replace the wooden structure.

The 1920s and 1930s saw the rapid expansion of suburban development in the Hutt Valley, aided by the establishment of the Housing Construction Department in 1936. In that same year a town-planning scheme was adopted to control development. As part of planning for anticipated growth in the town of Lower Hutt, and to relieve future traffic congestion, land owned by the Catholic Church - then occupied by the Church of Sts Peter and Paul - was acquired by the Lower Hutt Borough Council in 1937 for a 'cross-street' between High Street and Dudley Street. It was called Andrews Avenue, and the north side of the street was set aside for the new and larger post office which is the subject of this registration.

The contract for the construction of the building was let to Messrs. W. M. Angus Ltd of Napier in July 1940, but it was not until a year later that the foundation stone was laid. In the meantime Lower Hutt became a city. On the day Lower Hutt's new status as a municipality was announced a picture of the proposed new post office was published in the Dominion newspaper. Further delays caused by shortages associated with the Second World War meant that the post office did not open until February 1943, and, even then, work still had to be completed on the upper storeys of the building.

Mair's Moderne design, incorporating elements of Art Deco, was purpose-designed for its site. The building was never intended to be solely occupied by a post office. The ground floor was also planned to be used by the railways bus office, with other government offices occupying the top floors. However, this never eventuated. For around fifty years or so the principal occupant has been the Post Office (including the Post Savings Bank, and later Postbank). Other occupants have included solicitors, dentists, and photographers. Today New Zealand Post utilises the building for a sorting office and private boxes. The ground floor space facing the High Street has been let for commercial purposes.

The Post Office Building, Lower Hutt, is historically significant as a reminder of the phenomenal growth of Lower Hutt in the first decades of the twentieth century. It is also important for its association with the Government Architect, John Mair. Occupying a corner site, it is a well-known landmark on Lower Hutt's main street.

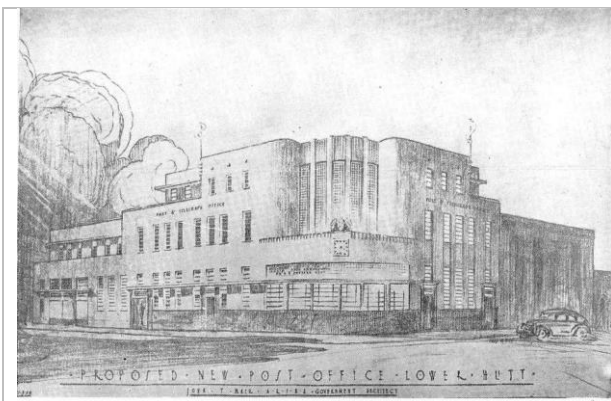


Figure 2: Sketch for the design of the Lower Hutt Post Office, by Government Architect J. T. Mair.
Source: Hutt City Council Archives



Figure 3: Lower Hutt Post Office, 1950.
Source: Hutt City Council Archives

2. Physical Description

2.1 Setting - Site Description

The building sits at the corner of two prominent streets in Hutt Central – Andrews Avenue and High Street – giving it high visibility. The surrounding area is entirely commercial, consisting of mostly modern 2-5 storey buildings and carparks. The building sits hard up against the footpath at both street edges.

2.2 Building or Structures Description²

The three-storey asymmetric reinforced concrete building dominates a corner site. Visual interest has been created by the window patterns and the use of expressed vertical columns. The main corner is rounded and horizontally grooved, with the two top storeys set back from the main facade. There are traces of art deco detailing in the ornament at the base of the flagpole at the north end and the slight ribbing that continues above the roofline on the set-back corner.

The building is architecturally similar to the Wanganui City Post Office, designed by R.G. Talboys, and the Hamilton City Post Office designed by Edgecombe and White, which were both built in 1938. The plain facade reflects the austerity of war time New Zealand, and is typical of the Moderne Deco style. Visual interest is created on the corner through the use of vertical accents such as expressed "columns" and other vertical decorative motifs. The corner itself is rounded with the top two storeys set back from the main facade. The post office building which preceded this stood on the corner of High Street and Laings Road, and was built in 1891.

2.3 Existing Listing/Scheduling Status

The Lower Hutt Post Office is listed as a Category II Historic Place with HNZPT (#4145) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation³

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The former Post Office is associated with the theme of upgrading civic buildings in the 1940's and 1950's in the Lower Hutt Area, and the designing of these new buildings in the Modern Movement style.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The former Post Office is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The former Post Office is associated with John Thomas Mair, Government Architect from 1922-1942. During this period he was responsible for a variety of buildings, including the Courthouse, Hamilton, the Post Office in High Street, Christchurch, Government Life Office and the Departmental Building, both in Wellington, and the Jean Batten Building, Auckland.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: Moderate Explanation: The place has moderate social historic value for its insight into how civic buildings were used and perceived at the time.

² Ian Bowman, 2008-2011 Heritage Inventory; and HNZPT List Entry

³ Criteria taken from GWRC RPS.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its Modern Movement design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place are somewhat important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building techniques and materials for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the buildings original form and much of its heritage fabric has been retained.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the former Post Office was built in the mid-20 th century, it has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The former Post Office has group value as one of a number of Modern Movement civic buildings constructed in the area in the mid-20 th century. It also has townscape value as a highly visible icon and landmark.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value or association with any particular groups or communities.
	Level of Significance: Moderate

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Explanation: The place is recognised by the local community as a place of historic significance and as a local landmark.
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3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: Large-scale Modern Movement Post Offices are uncommon in the region.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-39
Legal Description	Lot 1 DP 90205
Parcel ID	6533423
Thematic Reference	Modern Movement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Category 2, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1941 Post Office
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
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Hutt City Council Heritage Inventory Assessment Form



H1-40 Coppelie Cottage (1938)

705 High Street, Boulcott



Figure 1: Coppelie Cottage, 705 High Street.

1. Historical Summary¹

Notable New Zealand architect James Walter Chapman-Taylor (1878-1958) designed and built this English Arts and Crafts style cottage in 1938. The Arts and Crafts movement advocated a return to the handmade crafts of England before the industrial revolution. Chapman-Taylor had acquainted himself with buildings erected according to Arts and Crafts principles on a trip to England in 1909. There he met Charles Voysey, Baillie Scott, Richard Parker and Sir Raymond Unwin, prominent figures in the movement. On returning to

¹ HNZPT List Entry

New Zealand, Chapman-Taylor adapted the Arts and Crafts style to local conditions. Over the 50 years of his career he retained the principles of the movement, not only designing and building houses (more than 70 of them, most famously the home of C. A. Wilkinson in Taranaki), but also making the furniture and fittings to go in them.

The design of Coppelle Cottage resembles Chapman-Taylor's own but larger residence in Chatsworth Road, Silverstream. It is a timber framed building. All the exterior walls are finished with trowel stroked rough plaster applied over wire mesh. The interior features dark-stained timbering and hand-adzed ceiling beams. The cottage has had a number of alterations mainly to the kitchen, laundry and upstairs rooms.

This house is significant as it was built by notable New Zealand architect James Chapman-Taylor, New Zealand's finest Arts and Crafts architect and greatest architect/builder.

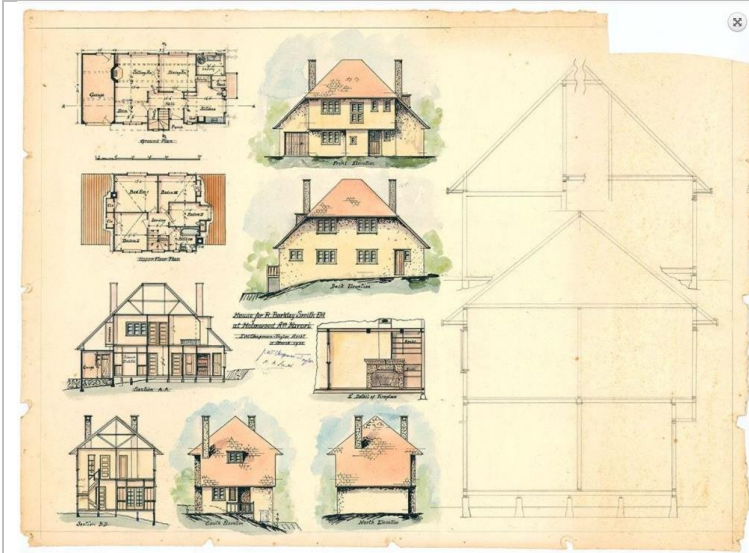


Figure 2: Drawings for R. Barkley Smith, 1935.
Source: pukeariki.com

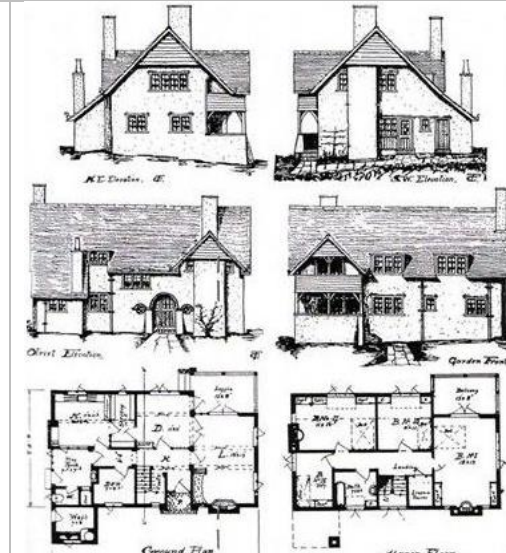


Figure 3: A drawing by Chapman-Taylor in the Arts & Crafts style.
Source: pukeariki.com

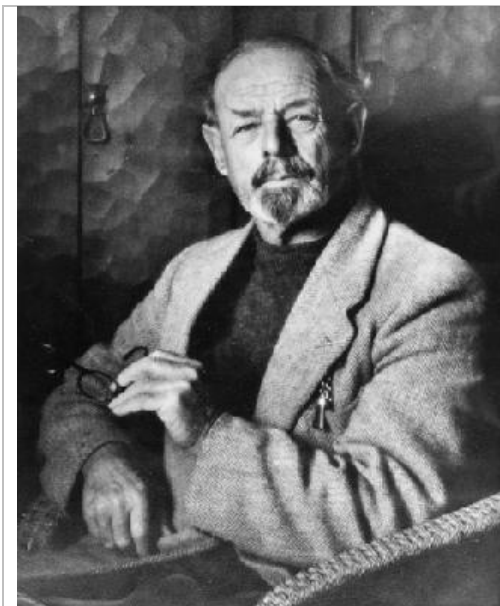


Figure 4: James Walter Chapman-Taylor.
Source: UHCL Recollect Archives



Figure 5: Wilkinson House in Taranaki, designed by Chapman-Taylor.
Source: pukeariki.com

2. Physical Description

2.1 Setting - Site Description

The building occupies a long and narrow site which angles away from High Street to the south. The property is closely hemmed in on all other sides by other residential properties. A number of later additions have been constructed on the site such as a garage to the southern end of the site. A large garden occupies the northern portion of the site and vegetation gives the building some privacy from its intimately close neighbours. The building sits immediately opposite the hospital complex on the southern side of High Street.

2.2 Building or Structures Description

Coppelle Cottage is a two-storeyed Arts and Crafts dwelling which features a simple gabled form with a steeply pitched roof, lean-to, and a dormer. The cottage is timber framed. All exterior walls are finished with trowel stroked rough cast plaster applied over wire mesh. The dark stained timbering and hand adzed ceiling beams in the interior are a well-known trademark of the architect. The leadlight windows are not an original feature, but are in keeping with the dwelling's Arts and Crafts character.

2.3 Existing Listing/Scheduling Status

Coppelle Cottage is listed as a Category II Historic Place with HNZPT (#4142) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation²

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High
	Explanation: Coppelle Cottage follows the theme of early settlement in the Lower Hutt area, whereby grand homesteads were built for prominent individuals by noteworthy architects.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None
	Explanation: The place is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High
	Explanation: Coppelle Cottage is associated with notable New Zealand architect James Chapman-Taylor, New Zealand's finest Arts and Crafts architect and greatest architect/builder.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High
	Explanation: The place contributes to our understanding of the residential building styles and preferences at the time.

² Criteria taken from GWRC RPS.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: Coppelle Cottage has high architectural value for its Arts & Crafts design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place are somewhat important to understanding its historic significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: Coppelle Cottage demonstrates use of standard construction methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Although the place has undergone some modifications over time, the original form of the building and much of its original heritage fabric is intact.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As a mid-20 th century structure, the place has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a number of residential dwellings designed by Chapman-Taylor, however it does not have townscape value as it is hidden from the street.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value to any particular groups or communities.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to	Level of Significance: Moderate Explanation: The place has moderate recognition value amongst architectural groups aware of Chapman-Taylor's work.

<i>the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	
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3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: High Explanation: Coppelle Cottage is one of the few surviving examples of Chapman-Taylors work.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of Arts & Crafts style residences.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-40
Legal Description	Lot 6 DP 8039
Parcel ID	4028933
Thematic Reference	Later Settlement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Category 2, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1938 Arts & Crafts Residence
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
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Hutt City Council Heritage Inventory Assessment Form



H1-41 Orr House (1885)

132 Kings Crescent, Hutt Central



Figure 1: Orr House, 132 Kings Crescent.

1. Historical Summary

This house was built for Robert Orr on land purchased in the early 1880's and originally comprising approximately 17 acres. It was built by Stephen Strand and designed by Charles Petrie.

This symmetrical two-storey villa was designed in the Italianate style. It features segmentally arched windows at first floor level, and at ground floor level two squared bays flanking a covered entrance. The building is well proportioned as exemplified by the pillars of the porch, narrow side windows on the bays, overhanging eaves, and cornice. The house was constructed using totara, rimu and matai, at a cost of 950 pounds.

On the land surrounding the homestead Robert Orr established extensive market gardens and cultivated a wide variety of vegetables, fruit and flowering plants. Often up to 40 people at any one time were employed in the gardens.

In 1908 Orr founded a glasshouse business. He also grew grapes in glasshouses which for many years stood in rows where Orr Crescent is today.

The bulk of the Orr estate was subdivided in the 1960's, resulting in the formation of Orr Crescent. In 1972 Orr house was repiled and resited approximately 25 metres north of its original position. The property continues to be owned by members of the Orr family, continuing more than a century of family ownership of the iconic property. The present owner is Thomas Orr, grandson of Robert.

2. Physical Description

2.1 Setting - Site Description

The building sits on a large site situated between Orr Crescent to the south, Copeland Street to the north, and Kings Crescent to the west. The property is accessed via a long driveway from Kings Crescent. The site is surrounded on three sides by other residential sections but features heavy vegetation to its perimeter which provides some degree of privacy. As a result, the building is not visible from the street.

2.2 Building or Structures Description

The building is a two-storey timber framed structure of Italianate design. The house was constructed using totara, rimu and matai. It is essentially symmetrical in design with two square bay windows on the principal façade flanking the entranceway. The porch features ornate pillars. In 1972 the house was repiled and resited approximately 25 metres north of its original position. Other notable features include quoins to the corners of the house, arch-head timber framed windows with keystones inset, and extensive eaves brackets.

2.3 Existing Listing/Scheduling Status

Orr House is listed as a Category II Historic Place with HNZPT (#1326) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation¹

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: High Explanation: Orr House follows the theme of early settlement in the Lower Hutt area, whereby grand homesteads were built for prominent individuals and their families.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p>Level of Significance: None Explanation: The place is not known to be connected with any particular historic event.</p>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	<p>Level of Significance: Moderate Explanation: Orr House is associated with Robert Orr, a prominent landowner in the area at the time.</p>

¹ Criteria taken from GWRC RPS.

iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High
	Explanation: The place contributes to our understanding of the settlement of the Wellington region and social practices at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown
	Explanation: The archaeological value of the place is unknown, however it is afforded automatic protection under the HNZPT Act 2014 as a place of human occupation prior to 1900. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: Orr House features notable design elements and architectural appeal with a high level of craftsmanship. Its large scale as a homestead for an influential individual is also of note aesthetically.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place are important to understanding the historic significance of Orr House, as much of the surrounding land was originally owned by the family.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: Orr House demonstrates use of standard construction methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: Although the place has undergone some modifications over time, the original form of the building and much of its original heritage fabric is intact.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High
	Explanation: As late 19th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: None
	Explanation: The place has no known group value, nor does it have townscape value as it is hidden from the street.

3.3 Social Values	Exceptional
	Level of Significance: Exceptional

i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Explanation: Orr House has exceptional sentimental value as the property has been owned by the descendants of Robert Orr for the entirety of the property's existence – approximately 140 years.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance and one of Lower Hutt's older surviving homesteads.

3.4 Tangata Whenua Values²

i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed
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3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place is one of few surviving homesteads of its age and size in the Wellington region.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of c.1900 large scale homesteads designed and built for influential community members.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-41
Legal Description	Lot 1 DP 41913
Parcel ID	3750836
Thematic Reference	Early Settlement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Category II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1885 Residence
Non-Contributing Fabric/Exclusions:	N/A

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Other Notes:	N/A
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Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none">• This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.• This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-42 Offices, 64 Knights Road (1907)

64 Knights Road, Lower Hutt



Figure 1: Offices, 64 Knights Road, Lower Hutt.

1. Historical Summary

Very little information is available regarding the history of the buildings at 64 Knights Road. The property was listed with HNZPT in 1993 and is one of only a few known examples from the turn of the century utilising moulded concrete brickwork construction.



Figure 2: The Offices at 64 Knights Road, 1939.
Source: Retrolens

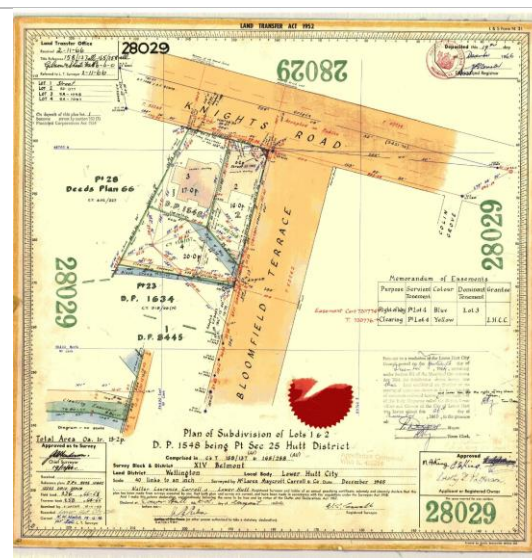


Figure 3: 1965 Survey Plan showing 64 Knights Road.
Source: LINZ

2. Physical Description

2.1 Setting - Site Description

The offices occupy a prominent site at the corner of Knights Road and Bloomfield Terrace in Hutt Central and is therefore highly visible. The surrounding buildings are a mix of residential, religious, and commercial in nature.

2.2 Building or Structures Description

The Knights Road office building is a single storey Italianate style bay villa built in 1907, featuring two bay windows on the Knights Road frontage. The significance of this building is that it is one of only a few known examples from the turn of the century utilising moulded concrete brickwork construction. The moulded brickwork gives the building a distinctive rusticated stone appearance. The original chimney is also still evident.

Alterations were undertaken following the 1942 earthquake. The parapets were removed and the resulting pitched roof with shiplapped weather-boarded gable ends and exposed rafters under the eaves was almost certainly the work of architect J W Chapman-Taylor. The main entrance and hall have not suffered any major alterations, retaining its contemporary Edwardian style. The building is a well-known landmark in Lower Hutt because of its distinctive appearance.¹

2.3 Existing Listing/Scheduling Status

64 Knights Road is listed as a Category II Historic Place with HNZPT (#7185) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

¹ <https://www.heritage.org.nz/the-list/details/7185>

3. Evaluation²

3.1 Historic Values	Moderate
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Moderate Explanation: The place is associated with early 20 th century construction of smaller scale commercial buildings in the area.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: 64 Knights Road is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Moderate Explanation: 64 Knights Road is potentially associated with notable Arts & Crafts architect James Chapman-Taylor, though this link isn't proven.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: None Explanation: The place has no known social historic value.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 64 Knights Road has high architectural value for its Italianate features and unusual front façade design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding its historic significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Exceptional Explanation: 64 Knights Road is one of only a few known examples from the turn of the century utilising moulded concrete brickwork construction.
	Level of Significance: High

² Criteria taken from GWRC RPS.

v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Explanation: Although the place has undergone some modifications over time, the original form of the building and much of its original heritage fabric is intact.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has no known group value, however it does have townscape value as it is highly visible from the street and known as a local landmark.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value to any particular groups or communities.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: Moderate Explanation: The place is somewhat recognised by the local community as a place of historic significance and as a local landmark.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: 64 Knights Road is one of only a few known examples from the turn of the century utilising moulded concrete brickwork construction.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	Moderate
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The place has some elements which are representative of its type.</p>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-42</i>
Legal Description	<i>Lot 2 DP 28029</i>
Parcel ID	<i>3777096</i>
Thematic Reference	<i>Civic & Commerce</i>
Overall Heritage Significance	<i>High</i>
Importance Level	<i>Local</i>
Current Protection	<i>HNZPT Category II, HCC Appendix 1</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundaries</i>
Primary Feature of Listing:	<i>1907 Building</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



Wainuiomata Museum (1902)

1 Homedale Road, Wainuiomata



Figure 1: Wainuiomata Museum, 1 Homedale Road, Wainuiomata.

1. Historical Summary¹

The Wainuiomata Historical Museum is one of the oldest purpose-built school buildings remaining in the Wellington region. The first Wainuiomata School was built on this site in 1861-1862 and was also used as an unofficial town hall. The current building which now serves as the Wainuiomata Historical Museum was built by James Burrow in 1908 to replace the first school building. The new school building was a simple wooden

¹ HNZPT List Entry

structure, a typical educational building of its day with generous window space. The 1862 school building was demolished in 1916. In 1938 an additional classroom was added to the 1908 building.

The population of Wainuiomata increased in the years following World War Two. In 1948 and 1953 new school buildings were erected on the site to cope with an increase in demand for accommodation. The 1908/1938 building became known as the 'old school'. From the 1970s, the 'old school' was used as an art classroom. Later, as additional schools opened in Wainuiomata and crowding eased, it was used for storage.

In 1987 the Wellington Education Board gave the use of the 'old school' to the Wainuiomata Historical Society. In September 1989, the building was opened as the Wainuiomata Historical Museum.

The Museum has historic significance for its age and links to early education in Wainuiomata. There has been a school on this site for over 140 years. The building has social significance for its association with the Wainuiomata community and their efforts to preserve the building and convert it into a local museum. The 1908 portion is set out as a classroom and provides a rare opportunity to experience a typical schoolroom from the past. No other museum classroom of this kind exists in the Wellington region. The 1938 addition contains a collection of 'colonial artefacts', with an emphasis on Wainuiomata's history. The Museum is open to the public on Sunday afternoons and at other times by public arrangement.



Figure 2: The schoolhouse in 1957.
Source: ATL, ID: EP-1957-2914-F



Figure 3: The schoolhouse, now used as a museum, in 1994.
Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

The former Wainuiomata Schoolhouse, which now serves as the Wainuiomata Historic Museum, is located at the corner of Main Road and Homedale Road in Wainuiomata. The site is still used by the Wainuiomata Primary School and the former schoolhouse sits at the northern edge of the site. The building is highly visible from the street.

2.2 Building or Structures Description

The wooden classroom block in its original form is typical of the education constructions of the day. The building's plain, practical styling is well suited to its original use as a schoolhouse. There are a generous number of six-light windows on the northern (sun facing) facade. The building is clad in rusticated weatherboards with a corrugated iron roof.

2.3 Existing Listing/Scheduling Status

The Wainuiomata Historic Museum is listed as a Category II Historic Place with HNZPT (#7508) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation²

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The former schoolhouse is associated with the establishment of educational facilities in Wainuiomata at the turn of the century.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The former schoolhouse is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: None Explanation: The former schoolhouse is not known to be associated with any notable individuals or organisations.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with educational experiences from the past and contributes to our understanding of the culture and life of the Wainuiomata area generally.

3.2 Physical Values	Moderate
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The place has moderate architectural value for its simplistic utilitarian design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place are somewhat important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building techniques and materials for the time period.

² Criteria taken from GWRC RPS.

<i>and/or contains unusual construction materials.</i>	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the buildings original form and much of its heritage fabric has been retained.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the former schoolhouse was built in the early-20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Moderate Explanation: The former schoolhouse has some group value as one of a number of early classrooms in the region, and it has townscape value as a highly visible icon and landmark.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The former schoolhouse has high sentimental value for its association with generations of Wainuiomata schoolchildren.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance and a local landmark.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The former schoolhouse is one of the oldest purpose-built school buildings remaining in the Wellington region.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	Exceptional
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The place is an exceptional example of an early classroom.</i>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-43</i>
Legal Description	<i>Pt Sec 2 Wainuiomata District</i>
Parcel ID	<i>3814656</i>
Thematic Reference	<i>Education</i>
Overall Heritage Significance	<i>High</i>
Importance Level	<i>Regional</i>
Current Protection	<i>HNZPT Category II, HCC Appendix 1</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>See Section 4.2 Below</i>
Primary Feature of Listing:	<i>1902 School Building</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

4.2 Site Extent

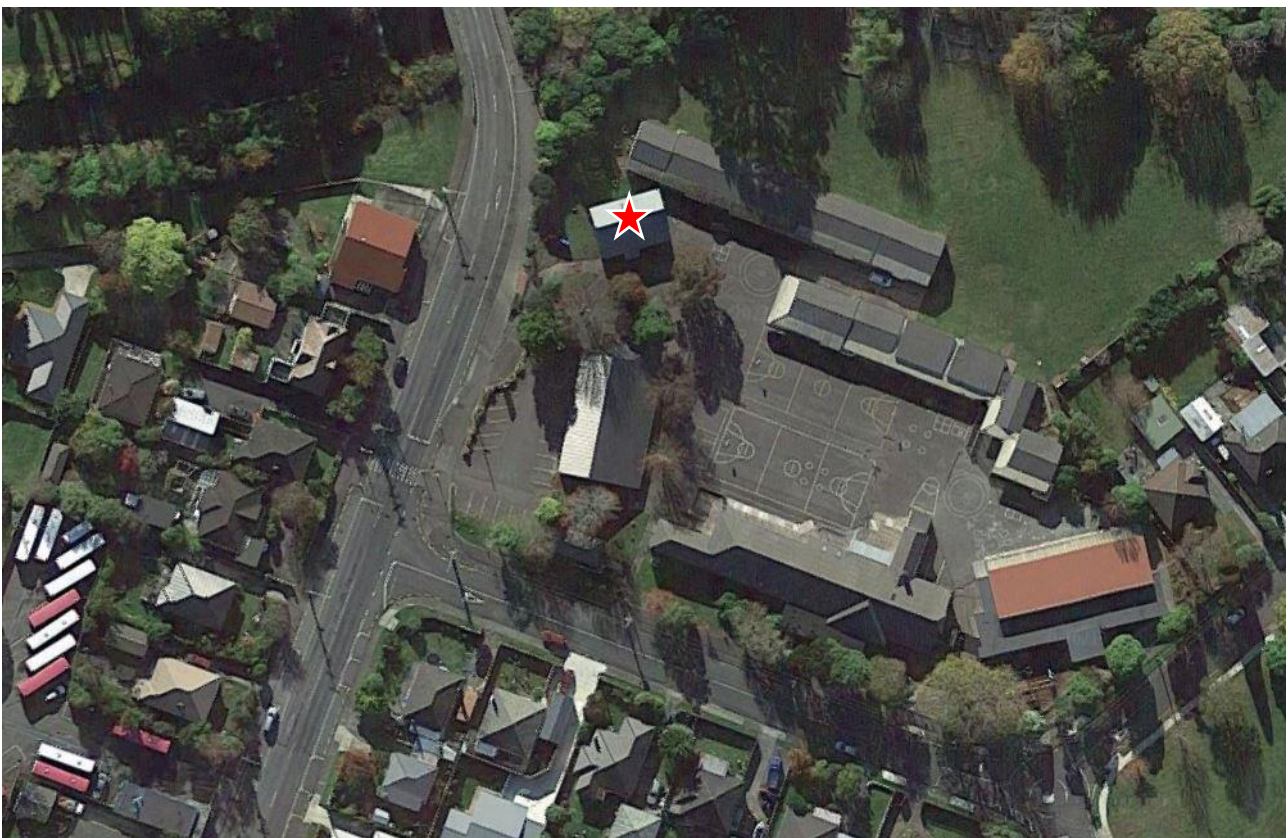


Figure 4: Aerial of the site with heritage building indicated.

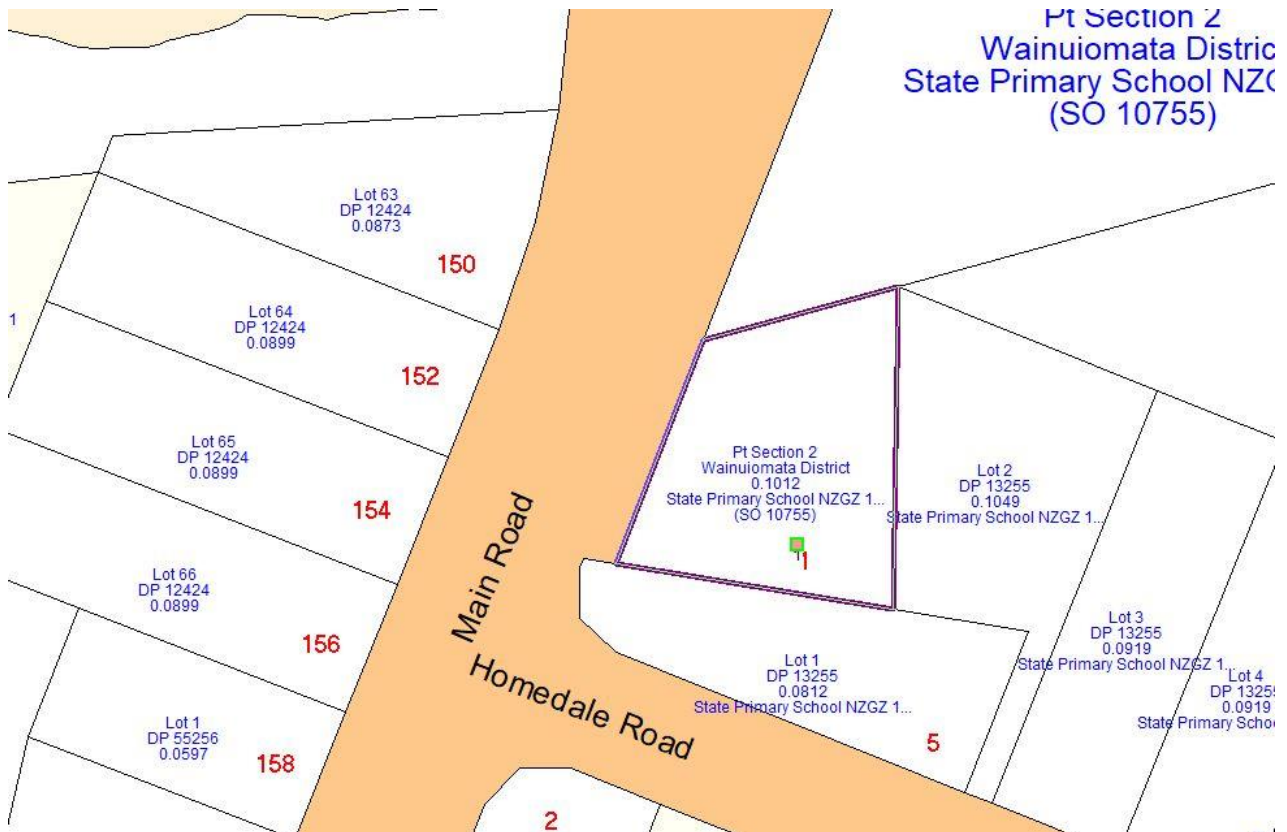


Figure 5: Map of the entire property site.

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-44 Days Bay Wharf (1895)

Marine Drive, Days Bay



Figure 1: Days Bay Wharf, Days Bay.

1. Historical Summary

This timber wharf has been a prominent Eastbourne landmark for over a century. It was built in 1895 by J. H. Williams to provide access for passengers on the ferry service from Wellington.

From at least the 1850s the eastern bays of Wellington Harbour were favoured by Wellingtonians as a holiday destination. People would take the ferry across the harbour for a day's fishing, picnicking or swimming. During the 1880s the popularity of the bays increased as land around Wellington and the Hutt Valley was further developed or subdivided for farming.

In 1886 Captain W. B. Williams and his son J. H. (James) Williams began offering regular ferry excursions to Lowry Bay and Somes/Matiu Island. After his father died in 1890, J. H. Williams took over the business and, in 1894, acquired land at Hawtrey Bay, better known as Days Bay.

One of William's first acts after acquiring Days Bay was to obtain permission from the Wellington Harbour Board to construct a wharf at the bay. The new wharf was designed by Messrs. Richardson and Reardon, and built by John MacLean and Sons. It cost over £1,000 to build and was finished by November 1895. The completed wharf also had the effect of improving access in general to the eastern bays, and land values in the area rose. During the late 1890s it was not unusual during public holidays and fine weekends for up to 5,000 people to visit Days Bay.

In 1900 Williams registered his ferry business as a public company, under the name the "Wellington Steam Ferry Company". With the money raised from the issue shares, Williams built additional facilities, including the Days Bay Hotel (now known as Wellesley College, registered Category II by the New Zealand Historic Places Trust). In 1905 Williams sold his shares to the Miramar Ferry Company, and a new company, the Wellington Harbour Ferries Ltd., was formed. Difficulties plagued the ferry service as the attraction of Days Bay as a holiday destination declined. In 1909 the ferry company's lease on the wharf expired, and the Wellington Harbour Board became the owner. The Board insisted that the company pay berthage fees and, eventually, the Supreme Court found in favour of the Harbour Board.

Further problems arose when the newly-formed Eastbourne Borough Council demanded a more frequent service for the increasing number of people taking up permanent residence in the eastern bays. In 1913, after several years of debate over who should be responsible for the service, the Eastbourne Borough Council finally acquired the ferries. The council provided a regular ferry service between Wellington and Eastbourne until 1948 when the service ceased. During the late 1980s problems with heavy commuter traffic led to the resumption of a ferry service under new owners, and the wharf was once again used for its original purpose. Today the ferry provides transport for commuters to and from Wellington as well as taking visitors to Somes Island /Matiu, in the middle of Wellington Harbour.

The Days Bay Wharf has great local and regional significance as it is the oldest structure remaining in Eastbourne associated with J. H. Williams. Along with Wellesley College, it is the most tangible reminder of Eastbourne's heyday as a holiday resort. The Days Bay Wharf, and the ferry service it was designed to serve, eventually enabled the eastern bays, later Eastbourne, to develop as a permanent settlement. Today the wharf is a familiar landmark in Days Bay, and is used by ferries, recreational boats, and by people just wishing to take a stroll.¹



Figure 2: Days Bay Wharf, 1903.
Source: ATL, ID: 1-2-076340-F



Figure 3: Days Bay Wharf with additions, 1935.
Source: ATL, ID: PAColl-7171-28

2. Physical Description

2.1 Setting - Site Description

¹ <https://www.heritage.org.nz/the-list/details/7479>

The wharf is in the centre of Days Bay, and bisects the curving sweep of the beach. It sits opposite Williams Park, and the Days Bay Changing Sheds are just to the south of the structure. The wharf is highly visible from almost any point along Marine Drive – the main thoroughfare through Days Bay, and from the hillsides.

2.2 Building or Structures Description

The wharf is a simple timber structure approximately 130 metres in length which runs on an east-west axis. A larger section exists at the far western end of the wharf which is three times as wide (approximately 10 metres) as the thinner section to the east. This larger section serves as a ferry terminal and features a shelter for waiting commuters. A simple timber balustrade sits to either side of the walkway, and the structure is supported by cross-braced timber piles below. New modern lights have been spaced along the length of the wharf to improve safety in hours of darkness.

2.3 Existing Listing/Scheduling Status

Days Bay Wharf is listed as a Category II Historic Place with HNZPT (#3574) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with the theme of tourism which was developing in the Eastbourne area in the late 19 th century.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be associated with any notable historic event.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The wharf is associated with James Herbert Williams, the driving force behind the development of Days Bay.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: The place contributes to our understanding of early tourism development and social practices of the time.

3.2 Physical Values	High
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	Level of Significance: High Explanation: Days Bay Wharf is recorded on ArchSite (R27/497), and has high archaeological value as a pre-1900 place of human occupation.
	Level of Significance: Moderate

² Criteria taken from GWRC RPS.

ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Explanation: The place has moderate architectural value as a pre-1900 industrial design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	Level of Significance: Exceptional Explanation: The surroundings of the wharf are of exceptional value to understanding the place as a whole.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The place has high technological value for its construction methods and use of materials which have proved durable in an exposed and volatile marine environment for more than a century.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the wharf appears to be highly authentic.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a pre-1900 structure, the wharf has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The wharf has high townscape value as a visible element of the area, and has group value as one of a number of early wharves in the Eastern Bays area.

3.3 Social Values	Exceptional
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: Exceptional Explanation: The place has exceptional sentimental association, particularly in regard to social values, to the Days Bay community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: Exceptional Explanation: The wharf is held in very high regard by the local community as an icon and landmark of their area which contributes to a sense of local identity.

3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: Pre-1900 wharves are not common in the area generally.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-44
Legal Description	Pt Section 33 Harbour District
Parcel ID	3901523
Thematic Reference	Sea & River
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Listed Category II, HCC Appendix 1, GWRC Schedule E2 (Coastal Heritage)
Recommended Changes	None
Extent of Place/Listing	See Section 4.2
Primary Feature of Listing:	1895 Wharf
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
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Hutt City Council Heritage Inventory Assessment Form



H1-45 Wellesley College Main Block (1903)

611A Marine Drive, Days Bay, Eastbourne



Figure 1: Wellesley College Main Block.

1. Historical Summary¹

The main building of Wellesley College has been a local landmark for nearly a century, first as a rest stop for ferry passengers, and, since 1913, as a school where a number of children from the Eastbourne and wider Wellington community have received their education. From at least the 1850s the eastern bays of Wellington

¹ HNZPT List Entry

Harbour were favoured by Wellingtonians as a holiday destination. People would take the ferry across the harbour for a day's fishing, picnicking or swimming. During the 1880s the popularity of the bays increased as land around Wellington and the Hutt Valley was further developed or subdivided for farming. In 1886 Captain W. B. Williams and his son J. H. (James) Williams began offering regular ferry excursions to Lowry Bay and Somes/Matiu Island. After his father died in 1890, J.H. Williams took over the business and, in 1894, acquired land at Days Bay. Here he built recreational facilities for visitors to the bay, including a wharf in 1895 (registered Category II by the NZHPT), and a pavilion in 1897 (destroyed by fire in 1952). At this time it was not unusual during public holidays and fine weekends for up to 5,000 people to visit the bay. In 1900 Williams registered his business as a public company, under the name the "Wellington Steam Ferry Company". With the money raised from the share issue, Williams built a large hotel/accommodation house.

Days Bay House was designed by the Wellington-based architect, William Charles Chatfield. It was built at a cost of £9,000, and provided accommodation for up to 50 guests and their servants. A large sitting room, with bay windows, provided excellent views of the bay and harbour beyond. Completed in 1903, it marked a further period of expansion at Days Bay for Williams, including the construction of tennis courts, hockey courts, cricket grounds, and the planting of exotic trees.

In 1905 Williams sold his shares in Wellington Steam Ferry Company to the Miramar Ferry Company. The new owners continued to develop the Days Bay resort. However the hotel venture was not a great success. There were difficulties finding and retaining staff in what was then a relatively remote location. Many of the visitors to the bay tended to prefer day trips rather than overnight or longer stays. By the end of the first decade of the twentieth century the popularity of the eastern bays as a holiday destination had declined. In 1913 Days Bay House was sold to E. G. (Gladys) Sommerville who relocated her private school, known as Croydon Preparatory School for Boys, to the building. The remaining estate was sold to the Wellington City Council and the land was developed into Williams Park.

Croydon opened in February 1914 as a boarding school for a small number of pupils. For a brief period of time Arthur Porritt (1900-1994), later Olympic athlete, doctor and the first New Zealand-born Governor General, taught at the school. In 1919 Croydon was bought by the Anglican Church, which used the building as a boarding school. However, the school retained the name Croydon. In 1940 the Anglican Diocese leased the property to W. H. Stevens, who transferred his day school, Wellesley College, from Wellington to Croydon, and the two schools were merged. The connection with the Anglican Church was maintained by a clause in the lease requiring the school to provide a Christian education. The school stopped taking borders in 1970. Today Wellesley Independent Primary School for Boys provides a primary education for about 250 boys.

Wellesley College has great local and regional significance as it is, along with the Days Bay Wharf, the most tangible reminder of Eastbourne's heyday as a holiday resort. For most of its existence it has been the main building in a school where thousands of children from Eastbourne and the wider Wellington community have received an education.



Figure 2: Days Bay Lodge, 1903.
Source: ATL, ID: 1/1-019826



Figure 3: Wellesley College Main Block, c. 1994.
Source: HCC 1994 Inventory

2. Physical Description

2.1 Setting - Site Description

Wellesley College sits on a large site in Days Bay which faces out over the harbour. The school buildings are set back approximately 100 metres from the road and the site is bordered by vegetation, partially obscuring the buildings from the streetscape. The surrounding buildings are residential in nature.

2.2 Building or Structures Description²

The main school building is a large two-storeyed timber-framed structure, is clad in rusticated weatherboarding. It is roofed with Marseilles tiles. The building is composed of two identical wings separated by a central core. Its symmetry is completed by the main entrance. An ornately decorated verandah, complete with Union Jack balustrading, sweeps around the entire ground floor of the main elevation and returns down each wing. There is another verandah above, but not on the wings. The gables of the wings have a timber infill and a large finial above. The front façade features half-timbering on the upper storey, which echoes the patterns of the verandah balustrade and fretwork valance.

Modifications include:

- 1936 – general modifications and alterations
- 1999-2000 general refurbishment

2.3 Existing Listing/Scheduling Status

The Wellesley College Main Block is listed as a Category II Historic Place with HNZPT (#3575) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The Wellesley College Main Block is associated with the increasing need for larger educational premises in the Eastbourne area as the population grew.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The Wellesley College Main Block is not known to be connected with any particular historic event.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The Wellesley College Main Block is associated with J. H. Williams, and architect William Charles Chatfield.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our</i>	Level of Significance: High Explanation: The place provides insight into the buildings' social use as both a holiday resort, and later as a school.

² HNZPT List Entry

³ Criteria taken from GWRC RPS.

understanding of the culture and life of the district, region or nation.	
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its detailed design elements which have a high level of craftsmanship.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The place has a high level of craftsmanship, giving it high technological value.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the buildings original form and much of its heritage fabric has been retained.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the building was constructed in the early-20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Moderate Explanation: The building has no known group value, however it does have townscape value as an icon and landmark that is well-known in the local area.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has high sentimental value for its association with generations of schoolchildren who received an education at Wellesley College.

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance and a local landmark.
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3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place has rarity value as a hotel converted into a school.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-45
Legal Description	Pt Sec 33 Harbour District
Parcel ID	3901789
Thematic Reference	Education/Social
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Category II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1903 Main Block Building
Non-Contributing Fabric/Exclusions:	Modern Buildings On Site
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4.2 Site Extent

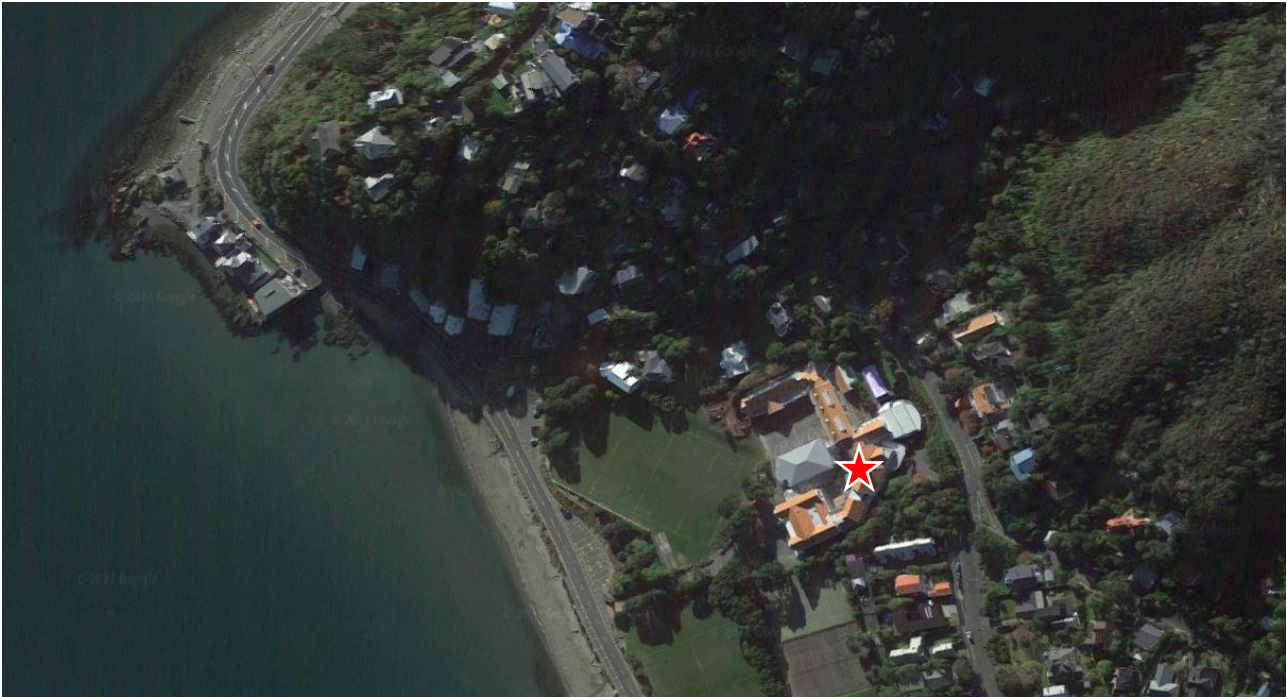


Figure 4: Aerial of the site with heritage building indicated.



Figure 5: Map of the entire property site.

Report Dated: November 2023
Issue Status: For Public Engagement
Please Note:

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Hutt City Council Heritage Inventory Assessment Form



H1-46 Beauchamp Cottage (1906)

603A Marine Drive, Days Bay



Figure 1: Beauchamp Cottage, 603A Marine Drive, Days Bay – the original cottage is the one storeyed structure to the left.

1. Historical Summary¹

Sited on a rocky outcrop at one end of Days Bay, this house was once the holiday home for Wellington's Beauchamp family, including their daughter, Katherine Mansfield, who was to become New Zealand's most internationally acclaimed author. The eastern bays of Wellington Harbour were favoured by Wellingtonians as a holiday destination from at least the 1850s. People took the ferry across the harbour for a day's fishing, picnicking or swimming. During the 1880s the popularity of the bays increased as land around Wellington

¹ HNZPT List Entry

and the Hutt Valley was further developed or subdivided for farming. In 1886 Captain W. B. Williams and his son J. H. (James) Williams began offering regular ferry excursions to Lowry Bay and Somes/Matiu Island. After his father died in 1890, J. H. Williams took over the business and, in 1894, acquired land at Hawtrey Bay, better known as Days Bay. At that time the only person living at Days Bay was Hugh Downes. Downes had initially settled in Days Bay in the 1880s, and had made a living from cutting firewood. Williams hired Downes to be a resident caretaker for a holiday resort that he intended building. In 1898 Williams sold Downes a small section at the northern end of the bay in 1898. This is now known as Downes Point. A further piece of land was added in 1900 and it was on this land that Downes built a cottage. Although the exact date of construction is not known, a survey map indicates that the cottage was on the site by at least 1905.

In 1906 Downes subdivided the property and sold a portion of the land, including the cottage, to successful Wellington businessman and banker, Harold Beauchamp (1858-1939), the father of Katherine Mansfield. The Beauchamp's were not strangers to the eastern bays. The family had spent a number of summers in a rented cottage, now known as the Glen, from 1899.

It was not until about December 1906, when Katherine Mansfield and her sisters returned from finishing school in London, that Mansfield first stayed at the cottage. At that time Days Bay was a thriving holiday resort, with large hotel, pavilion, fairground attractions, sports grounds, and a wharf that allowed easy access for boats regardless of the tide. Mansfield, however, seemed to prefer the natural attributes the bay had to offer - the beach, sea, and bush. She recorded her experiences at the cottage in her journal: 'I sit in the small poverty-stricken sitting-room, the one and only room which the cottage contains, with the exception of a cabin-like bedroom fitted with bunks, and an outhouse with a bath and a wood-cellar, coal-cellar complete. On one hand is the sea, stretching right up to the yard; on the other the bush growing close down almost to my front door.' The outhouse and cellar that Mansfield mentions (which remain today) were probably added by the Beauchamp family.

Mansfield left New Zealand for Europe for the last time in July 1908. The Beauchamp's retained the property until 1912 when it was sold to David Anderson, a Wellington grocer. By this stage the popularity of Days Bay as a resort had declined. In 1913 the Day's Bay resort was sold, and portions of it were subdivided for housing. The Andersons remained in the cottage until 1939, and it is likely that substantial additions to the house were made during their tenure. Since then the house has had a number of owners.

The cottage is historically significant for its association with Harold Beauchamp and his daughter Katherine Mansfield. It is a reminder of the days when the eastern bays of Wellington were sufficiently distant to be a popular holiday destination for those escaping the pressures of the city. Although the cottage was modified with a large bungalow-style addition, it still maintains much of its bach-like character. The changes in the house's appearance mirror the development of the harbour's eastern bays over the past 100 years from remote seaside settlement to elite suburb.

A large bungalow-style addition was constructed to the north of the existing building at some point prior to 1994, and in 2013 the building was severely damaged by a storm and king tide. The building was restored and refurbished to repair the storm damage.



Figure 2: The original Beauchamp Cottage, 1910.
Source: ATL, IDL 1-2-178048-F



Figure 3: Beauchamp Cottage, 1994.
Source: HNZPT



Figure 4: Beachamp Cottage after storm damage, 2013.

Source: Satbhaqat R. Bettoni



Figure 5: Beachamp Cottage restored – the single storey building and verandah (left) belongs to the original cottage.

Source: Satbhaqat R. Bettoni

2. Physical Description

2.1 Setting - Site Description

The building sits on a small outcrop at the northern end of Days Bay, on the western side of the road, and is part of a small cluster of five houses right on the waterfront. The buildings are highly visible from the streetscape.

2.2 Building or Structures Description

The original cottage was a simple rectangular single-storeyed timber framed structure with a gabled roof and an enclosed verandah to the street facing elevation (Figure 3). A bungalow addition was constructed to the north of the existing cottage at some point, and then in 2013-2014 the entire property was refurbished after storm damage, and a second storey was added on to the bungalow addition (Figure 5).

2.3 Existing Listing/Scheduling Status

Beauchamp Cottage is listed as a Category II Historic Place with HNZPT (#3579) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation²

3.1 Historic Values	<i>High</i>
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: The place is associated with the theme of the establishment of residential dwellings and holiday homes in the Eastbourne area.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p>Level of Significance: None</p> <p>Explanation: Beachamp Cottage is not known to be connected with any particular historic event.</p>

² Criteria taken from GWRC RPS.

iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High
	Explanation: Beauchamp Cottage is associated with the Mansfield family, including Katherine Mansfield – one of New Zealand’s most celebrated writers.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High
	Explanation: The place is associated with social experiences from the past and contributes to our understanding of the culture and life of the Eastbourne area generally.

3.2 Physical Values	Moderate
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown
	Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate
	Explanation: The place has moderate architectural value for its early 20 th century design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place are important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place demonstrates use of traditional building techniques and materials for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate
	Explanation: Despite intensive modification, the original form of the 1906 cottage can still be discerned and much of its heritage fabric has been retained.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate
	Explanation: As the place was built in the early-20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of	Level of Significance: Moderate
	Explanation: Beauchamp Cottage has some group value as one of a number of residences associated with Katherine Mansfield, and some townscape value as a local icon and landmark.

a wider townscape or landscape setting, and/or it is a landmark.	
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3.3 Social Values	High
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</i>	Level of Significance: High Explanation: The place has high sentimental value for its association with those who are familiar with Katherine Mansfield and her history.
<i>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance and a local landmark.

3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century holiday home.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-46
Legal Description	Lot 1 DP 307236
Parcel ID	6551879
Thematic Reference	Early Settlement
Overall Heritage Significance	High
Importance Level	Local

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Current Protection	<i>HNZPT Category II, HCC Appendix 1</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundaries</i>
Primary Feature of Listing:	<i>1910 Cottage</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>Later bungalow addition is included in this heritage listing, but is not the primary feature.</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> • This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. • This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-47 Skerrett Boat Shed (1906)

Opposite 219 Marine Drive, Lowry Bay, Eastbourne



*Figure 1: Skerrett Boat Shed, Lowry Bay.
Source: Tommy's Real Estate*

1. Historical Summary

Still in its original condition, this building is possibly the oldest surviving boat shed on the Wellington Harbour, and provides a point of focus on Lowry Bay's sweeping beach. It was built for Sir Charles Skerrett (1863-1929), who purchased a block of land from the Lowry Bay Estate Company in 1905. Skerrett was a barrister and solicitor who became the Chief Justice in 1926. He lived in Lowry Bay from 1906 until his death.

It would appear that the boat shed had been constructed without receiving consent from the Wellington Harbour Board as it was only licensed for the first time on 27th May 1932, by the then owner Mr. Powles.

Simple and symmetrical, this gable end building has four fixed windows, a small door on the east facade and two large sliding doors facing seaward. The exterior walls are clad in rusticated weatherboard with an asbestos slate roof. There are geometric patterns in the gable ends, finials and decorative mouldings over the seaward facing doors. The boat shed's interior is unlined. Totara, matai and rimu timber were used in the boat shed's construction.



Figure 2: Skerrett Boat Shed, Lowry Bay.

2. Physical Description

2.1 Setting - Site Description

The shed sits on the western side of Marine Drive opposite 219 Marine Drive. It is the only structure on that side of the road, there is no surrounding beach, but a dropped down concrete walkway exists to the north of the shed.

2.2 Building or Structures Description

The shed is a very simple timber-framed one roomed structure approximately 2 metres wide by 2 metres deep. It has a gabled roof, tiled in corrugated iron, with some elaborate detail to the front overlooking a central door and two small timber framed windows. A small timber framed window to both side elevations match the two inserted in the street facing elevation. The exterior is clad in weatherboard and a small timber deck links the road to the door of the shed. A timber ramp extends from the rear of the shed into the water.

2.3 Existing Listing/Scheduling Status

The Skerrett Boat Shed is listed as a Category II Historic Place with HNZPT (#3580) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation¹

3.1 Historic Values	Moderate
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Moderate Explanation: The place is associated with the construction of buildings and structures designed for recreational activities in the Eastern Bays, a place which was rapidly becoming a tourist hot spot for its scenic qualities.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any notable historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Moderate Explanation: The shed is associated with Sir Charles Skerrett (1863-1929) and Robert Turnbull. Skerrett was a partner in the law firm Chapman Tripp and Chief Justice of New Zealand (1926), and lived in Lowry Bay from 1906 until his death. Turnbull (brother of bibliophile, Alexander Turnbull) also owned land in Lowry Bay.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place gives us insight into recreational lifestyles in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. The place is not registered on ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The shed has moderate architectural value for its simplistic, utilitarian design, with some elements of craftsmanship.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The surroundings of the place are integral to understanding its significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: Moderate Explanation: The place demonstrates moderate technological value for its use of standard materials and building practices for the time.

¹ Criteria taken from GWRC RPS.

<i>and/or contains unusual construction materials.</i>	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The Skerrett Boat Shed appears to be reasonably authentic in condition.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century structure, the place has moderate age value in the context of human occupation of the Wellington region, however it is considered to be the oldest boat shed on the Wellington Harbour still in its original condition
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a number of late 19 th and early 20 th century structures design to facilitate access to the water, and has townscape value as a highly visible element of the streetscape which is known as a local landmark.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value to any particular groups or communities.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place has high recognition value as a local landmark which is highly visible to the streetscape and well known by the local community.

3.4 Tangata Whenua Values²	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: Stand-alone boat sheds built for private use are highly uncommon in the area.

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	Moderate
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: Moderate Explanation: The place is somewhat representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-47</i>
Legal Description	<i>N/A</i>
Parcel ID	<i>N/A</i>
Thematic Reference	<i>Sea & River/Social</i>
Overall Heritage Significance	<i>High</i>
Importance Level	<i>Regional</i>
Current Protection	<i>HNZPT Listed Category II, HCC Appendix 1, GWRC Schedule E2 (Coastal Heritage)</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>1906 Shed building and immediate surrounds</i>
Primary Feature of Listing:	<i>1906 Shed</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-48 111 Marine Parade (1907)

111 Marine Parade, Eastbourne



Figure 1: 111 Marine Parade, Eastbourne.

1. Historical Summary

This long low bungalow was designed by prominent architect Frederick De Jersey Clere, who was responsible for the design of over 100 churches, including Wellington's 'St Mary of the Angels'. The house was built for Alice and Charles Holworthy. Mrs. Holworthy (nee Fitzherbert) was from a well-established family in Lower Hutt. In 1920, the property was purchased by the Arthur Edward Burch.



Figure 2: Rona Bay and Marine Parade, undated.
Source: ALHI, ID: 35-R1776



Figure 3: 111 Marine Parade, 1994.
Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

The house sits on a prominent corner site on the eastern side of Marine Parade at its intersection with Rata Street in Rona Bay. The foreshore is immediately opposite, and the building is highly visible from the street. The surrounding buildings are entirely residential in nature.

2.2 Building or Structures Description

The house has a low pitched gable roof with wide eaves. The verandah runs along the entire frontage, with a sun porch on the northern end. There is a projecting wing on the eastern side. Sunhoods adorn the windows on the gable ends. Vertical half-timbered elements under the gables are in essence repeated in the decorative window and porch detailing. The interior features attractive rimu panelled walls, and tongue and groove ceiling boards.

The only major addition to the house was a dining room (now a bedroom). This was also designed by Clere, and added some years after the house was completed.

2.3 Existing Listing/Scheduling Status

111 Marine Drive is listed as a Category II Historic Place with HNZPT (#3576) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation¹

3.1 Historic Values	Moderate
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Moderate Explanation: <i>The place is associated with the theme of the establishment of residential dwellings and holiday homes in the Eastbourne area.</i>
	Level of Significance: None

¹ Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Explanation: 111 Marine Drive is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: 111 Marine Drive is associated with Frederick de Jersey Clere, one of New Zealand's best known architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: Moderate Explanation: The place is associated with social experiences from the past and contributes to our understanding of the culture and life of the Eastbourne area generally.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its design by Frederick De Jersey Clere.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The place demonstrates use of traditional building techniques and materials for the time period, but has a high level of craftsmanship giving it high technological value.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the building appears to be highly authentic.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was built in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or	Level of Significance: High Explanation: 111 Marine Parade has group value as one of a number of places designed by Frederick de Jersey Clere, and townscape value as a local icon and landmark.

contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	
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3.3 Social Values	Moderate
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</i>	Level of Significance: None Explanation: The place has no known sentimental value to any particular groups or communities.
<i>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance and a local landmark.

3.4 Tangata Whenua Values²	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an intact domestic residence designed by de Jersey Clere.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-48
Legal Description	Pt Lot 56 DP 1256
Parcel ID	4006480
Thematic Reference	Early Settlement
Overall Heritage Significance	High

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Importance Level	<i>Regional</i>
Current Protection	<i>HNZPT Category II, HCC Appendix 1</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundaries</i>
Primary Feature of Listing:	<i>1907 Building</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> • This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. • This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-49 Rona Bay Wharf (1906)

Rona Bay



Figure 1: Rona Bay Wharf.

1. Historical Summary

Very little information is available regarding the Rona Bay Wharf and its history. The Rona Bay wharf played a role in the early 20th century development of the Eastbourne suburb with its ferry service, constructed in 1906 to service ferries coming from the city. Ferry business began to decline from 1927 when the Eastbourne borough bought its first fleet of buses. Ferry transportation ceased in 1948 but the wharf has continued to be used for pedestrian and recreational purposes.



Figure 2: Rona Bay and wharf, 1930.
Source: ATL, ID: 1-2-048183-G

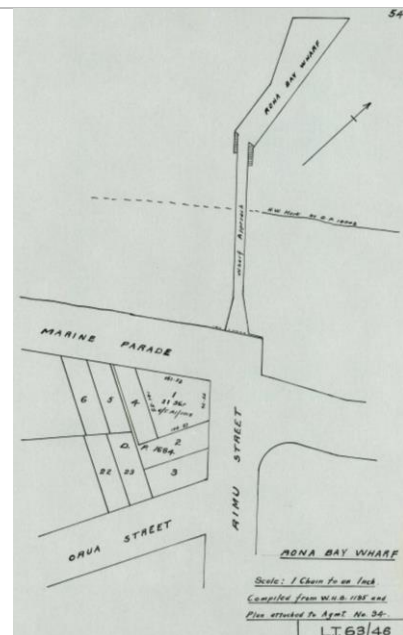


Figure 3: Diagram of the wharf.
Source: HCC Recollect



Figure 4: Rona Bay Wharf.



Figure 5: Rona Bay Wharf.

2. Physical Description

2.1 Setting - Site Description

The wharf projects out from the headland in Rona Bay, aligned with Rimu Street.

2.2 Building or Structures Description

The wharf consists of two elements, the first is a traditional early 20th century timber framed structure with a balustrade which serves as a narrow walkway out onto the platform which sits above the water. The structure is supported by cross-braced timber piles which are embedded into the foreshore. The platform element of the wharf is an irregular shape and features no balustrade, serving as a platform for recreational facilities such as swimming and fishing.

2.3 Existing Listing/Scheduling Status

Rona Bay Wharf is listed as a Category II Historic Place with HNZPT (#7474) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation¹

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with the theme of tourism which was developing in the Eastbourne area in the late 19 th century.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any notable historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Moderate Explanation: The wharf is associated with the Wellington Harbour Board, and Donald McLean & Co who built the structure.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place contributes to our understanding of early tourism development and social practices of the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no recorded archaeological site in the area which the wharf sits within according to ArchSite
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The place has moderate architectural value as a pre-1900 industrial design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The surroundings of the wharf are of exceptional value to understanding the place as a whole.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: High Explanation: The place has high technological value for its construction methods and use of materials which have proved durable in an exposed and volatile marine environment for more than a century.

¹ Criteria taken from GWRC RPS.

<i>and/or contains unusual construction materials.</i>	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the wharf appears to be highly authentic.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century structure, the wharf has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The wharf has high townscape value as a visible element of the area, and has group value as one of a number of early wharves in the Eastern Bays area.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known special associations to any particular groups or communities with sentimental value.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The wharf is held in high regard by the local community as an icon and landmark of their area which contributes to a sense of local identity.

3.4 Tangata Whenua Values²	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: Early 20 th century wharves are not common in the area generally.

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High
	Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-49
Legal Description	Lot 1 DP 30383
Parcel ID	3826849
Thematic Reference	Sea & River
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Category II, HCC Appendix 1, GWRC Schedule E2 (Coastal Heritage)
Recommended Changes	None
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1906 Wharf
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Site Extent

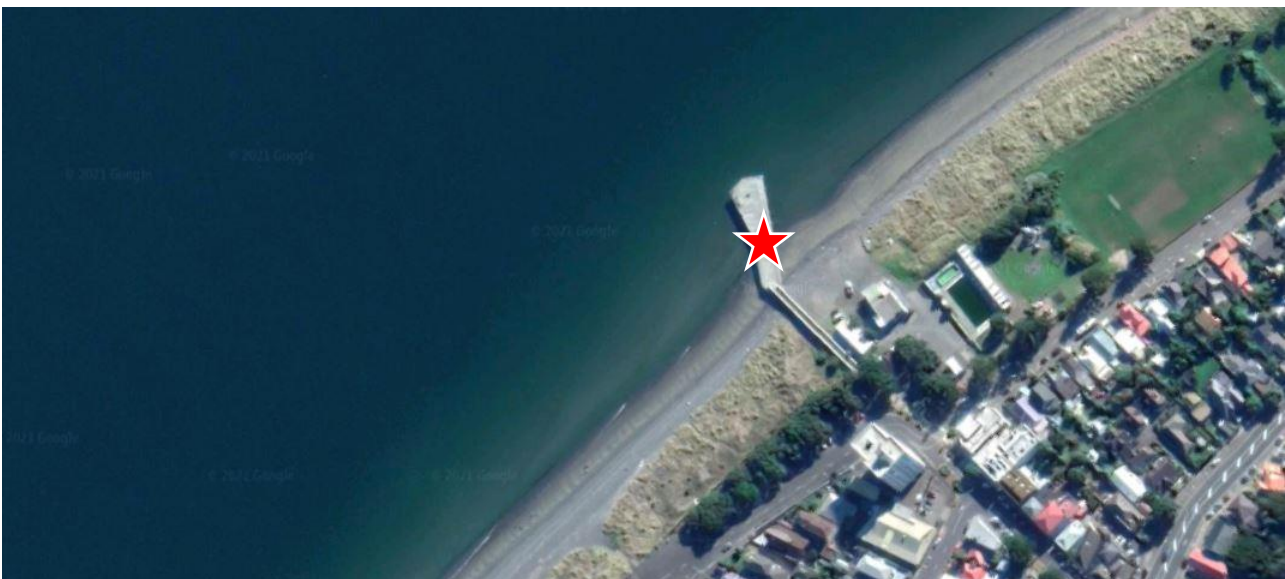


Figure 6: Aerial of the site with heritage structures indicated.



Figure 7: Map of the entire property site.

Report Dated: November 2023
Issue Status: For Public Engagement
Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-50 The Glen (1905)

283 Muritai Road, Eastbourne



Figure 1: The Glen, 283 Muritai Road.

1. Historical Summary

Very little information is available regarding the history of The Glen. From the records available, it appears that this turn of the century cottage was built for A. C. and Annie Barraud, who purchased the land in 1902. The building was also used as a holiday home for author Katherine Mansfield, and was rented by her family when she was a child.

Unfortunately, the building has undergone significant modification over the years. The removal of the verandah which initially would have extended across the front of the house has somewhat detracted from the functional simplicity of this unadorned cottage. Sunhoods over the double-hung sash window were added after the removal of the verandah. In 1956 the house was converted into flats, and it has since been

significantly altered internally. The building was sold to a private owner in 2019 with plans to restore it to its former glory.



Figure 2: The Glen in its original form, 1913.
Source: ATL 1-2-040430-F



Figure 3: The Glen, 2019.
Source: Stuff.co.nz

2. Physical Description

2.1 Setting - Site Description

The Glen sits on the eastern side of Muritai Road, nestled against the dense bushland of the hills immediately behind it. Accessed by a long driveway and set back from the road, the building is not visible from the street. The surrounding buildings are entirely residential.

2.2 Building or Structures Description

The Glen was originally a single-storeyed timber-framed rectangular structure with a hipped roof and a verandah to its street facing elevation, featuring ornate fretwork. The verandah has since been removed and the house was converted into flats in 1956.

2.3 Existing Listing/Scheduling Status

The Glen is listed as a Category II Historic Place with HNZPT (#3578) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation¹

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Moderate Explanation: The place is associated with the theme of the establishment of residential dwellings and holiday homes in the Eastbourne area.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The Glen is not known to be connected with any particular historic event.

¹ Criteria taken from GWRC RPS.

iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The Glen is associated with the Mansfield family, including Katherine Mansfield – one of New Zealand’s most celebrated writers.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with social experiences from the past and contributes to our understanding of the culture and life of the Eastbourne area generally.

3.2 Physical Values	Moderate
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The place has moderate architectural value for its early 20 th century design, though little of the original fabric remains.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building techniques and materials for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: The building has recently undergone a restoration process which has restored the verandah and returned the building to an earlier form, however this fabric is not original.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was built in the early-20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Moderate Explanation: The Glen has some group value as one of a number of residences associated with Katherine Mansfield, and some townscape value as a local icon and landmark.

3.3 Social Values	High
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</i>	Level of Significance: High Explanation: The place has high sentimental value for its association with those who are familiar with Katherine Mansfield and her history.
<i>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance and a local landmark.

3.4 Tangata Whenua Values²	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century holiday home.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-50
Legal Description	Lot 1 DP 422935
Parcel ID	3799097
Thematic Reference	Early Settlement
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Category II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Primary Feature of Listing:	1905 Cottage
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-51 Glenwood (1904)

287 Muritai Road, Eastbourne



Figure 1: Glenwood, 287 Muritai Road, Eastbourne.

1. Historical Summary¹

James Bennie, a notable Wellington architect, and E. C. Farr designed this unusually eclectic mixture of traditional bay villa and Queen Anne-styled house. J. C. Brown built the house in 1904 for Thomas Rangiwahia Ellison (c.1866-1904), a well-known lawyer and captain of the New Zealand Maori team of 1888, the first New Zealand rugby team to tour Britain.

¹ HNZPT List Entry

While the building was still under construction, Ellison was hospitalised at Porirua Lunatic Asylum. It was agreed to sell the house and part of the property to a Pauatahanui farmer, Joseph Blackey. Ellison died before the transaction was completed and it was not until 1905 that the house and 34 acres (13.79 hectares) were transferred to Blackey.

The house remained in the ownership of the Blackey family for 43 years, and the area became known as Blackey's Gully. Between 1917 and 1920 the house was leased to Dr H.E. Owen, who set up a part time surgery in the house. Later occupants included: Richard Geary de Cauchy, the Assistant Manager of the Port Shipping Line; the New Zealand film producer Roger Mirams (who purchased the property in 1953); and Monsieur Eugene Louis Lestocquoy, Croix de Guerre, Trade Commissioner for France (who leased the house from Mirams from 1956 to 1960). The house has undergone a number of alterations, some of which were carried out to the plans of the architect Bernard Johns in the 1950s. Part of the land has been subdivided for housing.

Glenwood was one of the first more substantial homes to be built in the eastern bays, and is architecturally interesting for Bennie and Farr's unusual combination of Edwardian bay villa and Queen Anne styles. The house's interior features a keyhole shaped hall, ending in an eight-sided room with a high-domed stained glass ceiling. A fountain that was once the centrepiece of this octagon has been moved outside. The house is of considerable historical interest for its association with Thomas Ellison, for whom the house was built, and the long-time Eastbourne identities, the Blackey family. Glenwood has also had a number of other interesting occupants.

By the end of World War II, Glenwood had become rundown and neglected. The estate was subdivided, and other houses were erected in the gully.

In 1948 Richard Geary de Cauchy, the Assistant Manager of the Port Shipping Line bought Glenwood and renovated it. The Geary de Cauchy family sold the property in 1953 to film producer Roger Mirams.

Between 1948 and 1956 the house underwent a number of changes. The kitchen and other parts of the house were modernised, and a sunroom was built onto the small verandah on the north side.



Figure 2: Glenwood, c.1910.
Source: ATL 1-2-139942-F



Figure 3: Glenwood, 1994.
Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

The building sits nestled into the bush of the hillside on Muritai Road, and is hidden from the streetscape. The surroundings are entirely residential. When first built, historic images show that the dwelling was highly visible to the surrounding streetscape and must have commanded an excellent view of the harbour – vegetation growth over the course of a century has obscured the building from view.

2.2 Building or Structures Description

This multi-storeyed dwelling is an eclectic mixture of styles. The ground floor is set out like the traditional double bay villa, with a large verandah extending out to surround the front and sides of the house. The house also carries many hallmarks of the Queen Anne style. For example, its irregular shape, the big brick chimneys, octagonal turret with ogee cap, and multi-paned windows. There are five distinctive stone arches beneath the verandah on the west facade. The most unusual interior feature is the 'keyhole' hallway. A spacious corridor from the front door widens into a circle, where a fountain originally stood under the high domed stained glass roof. The fountain has since been removed as it made the interior damp.

2.3 Existing Listing/Scheduling Status

Glenwood is listed as a Category II Historic Place with HNZPT (#3577) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation²

3.1 Historic Values	Moderate
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Moderate Explanation: The place is associated with the theme of the establishment of significant residential dwellings in the Eastbourne area.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: Glenwood is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Moderate Explanation: Glenwood is associated with Thomas Rangiwahia Ellison (c. 1866-1904), a well-known lawyer and captain of the New Zealand Maori team of 1888, the first New Zealand rugby team to tour Britain.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with social experiences from the past and contributes to our understanding of the culture and life of the Eastbourne area generally.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its unusual combination of Edwardian bay villa and Queen Anne styles.

² Criteria taken from GWRC RPS.

iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building techniques and materials for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the original form of the building can still be discerned and much of its heritage fabric has been retained.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was built in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Moderate Explanation: Glenwood has some group value as one of a number of significant residences built in the Eastbourne area, but no townscape value as it is hidden from the street.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value or connection to any particular communities or groups.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: Moderate Explanation: The place is recognised by the local community as a place of historic significance.

3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century significant residence.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-51
Legal Description	Lot 1 DP 75547
Parcel ID	4019560
Thematic Reference	Early Settlement
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Category II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1904 Building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-52 Eastbourne Bus Garage (1938)

493 Muritai Road, Eastbourne



Figure 1: Eastbourne Bus Garage, 493 Muritai Road, Eastbourne.

1. Historical Summary

The Eastbourne Borough Council Omnibus Service Garage is a symbol of the importance of bus transport to the development of outlying areas. In the early twentieth century, trams dominated intra-city public transport, and the bus was relegated to a support role. Yet in outlying areas, where it was uneconomical to lay tramlines, it was the bus that prompted the opening up and expansion of new settlements.

The Eastbourne Borough is located across the harbour from central Wellington and, between 1886 and 1913, access to the settlement was via a regular ferry service. In 1925, road access was upgraded and the firm Sievers & Boshier started a regular Eastbourne-to-Wellington bus service. Two years later, the service was purchased by the Eastbourne Borough Council (EBC). The move reflected a general trend towards the centralisation of bus services by local authorities.

In 1937, foreseeing the future profitability of the service, the EBC took out a loan to construct an omnibus garage at 'Burdan's Gate'. The centralisation of bus services had produced some purpose-built workshops, few yet could compete with the facilities provided at Eastbourne. Designed by Mitchell & Mitchell & Partners and built by D. Daily, the new Omnibus Garage cost approximately £9,000 and was formally opened on 24 May 1939. The building was constructed from concrete with wooden joinery, and consisted of a single-storey garage and a two-story block complete with two workshops with work pits, a paint shop, offices, and accommodation flats for the drivers.

Because of the importance of transport in Eastbourne, the Omnibus Garage was a high profile structure and featured prominently in publications about the suburb. Integral to the bus service, the importance of the Garage was enhanced as the ferry service became increasingly irregular during the Second World War and, from 1948, finally stopped altogether. This was reflected by the construction of extra facilities at the Garage to accommodate the increased fleet.

In the 1980s, the central role of the Garage lessened when new workshop facilities were constructed at Waterloo. Despite this, the building continued to play a central part in the bus service. In 1992, responsibility for the Omnibus Garage was transferred to the new Hutt City Council (HCC), which had absorbed the EBC in 1989. Prompted by the value of the land, the HCC developed plans to sell the blocks of flats and subdivide the land. This proposal was resisted by residents but, in 2004, the Garage outbuildings were demolished. A permit was issued to remove the Omnibus Garage the following year. In August 2005 the efforts of local residents convinced the HCC to halt the development of the subdivision to allow alternative proposals to be put forward. These proposals were rejected by the Council and the future of the Omnibus Garage remains uncertain.¹

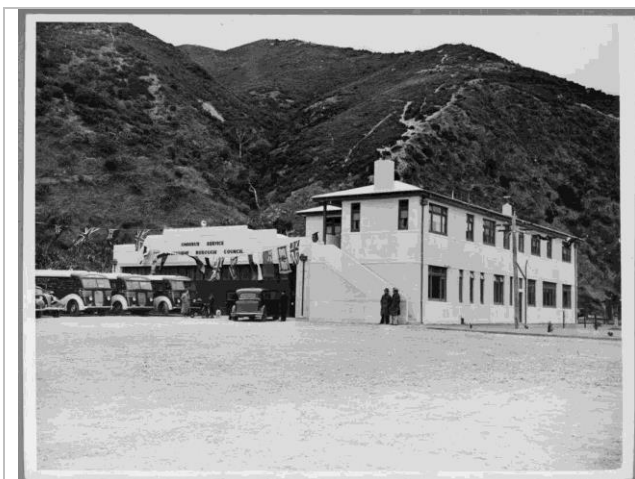


Figure 2: The Eastbourne Bus Garage, 1939.
Source: ATL, ID: 1-2-050282-F

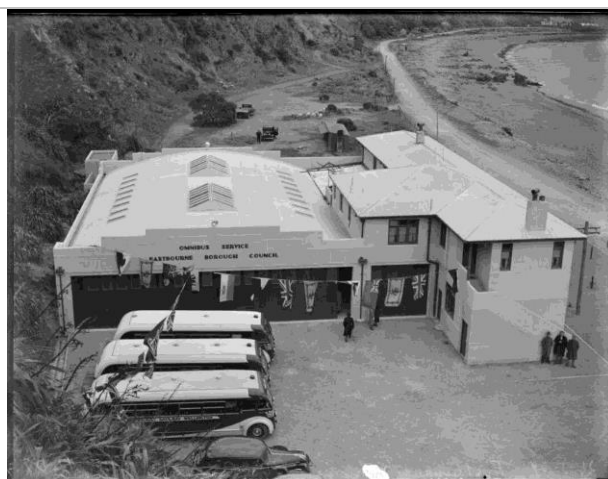


Figure 3: The Eastbourne Bus Garage, 1939.
Source: ATL, ID: 1-4-048910-G

2. Physical Description

2.1 Setting - Site Description

The Eastbourne Bus Terminal sits on the eastern side of Muritai Drive, at the far end of the Eastern Bays – being the last stop along the route. A small number of residential properties are clustered to the south of the terminal, and immediately opposite the road is the harbour itself and the Wahine Memorial. The terminal is highly visible from the streetscape and is wedged in-between the road and the hillside behind.

2.2 Building or Structures Description²

¹ <https://www.heritage.org.nz/the-list/details/7644>

² HNZPT List Entry

The structure has two separate components – a one storey 'hangar', or garage, for housing the buses, and a two storey administration block for office workers. The garage was designed by architectural firm Mitchell & Mitchell & Partners in 1938. Built from reinforced concrete, it consists of a two storey building overlooking the harbour and a large, single storey garage. The two storey concrete building faces west, over the harbour. The western section of the building extends past the garage by approximately 16 feet (5 metres). The remainder of the building is set back, in line with the garage, creating an 'L-shaped' effect. The effect is emphasised by an exterior staircase, which wraps around the northern extension. The building has a low pitched, hipped roof with wide eave overhangs. The western elevation overlooks the harbour and includes two rows of windows separated by a wide concrete band. The interior includes two workshops, (which feature deep, narrow pits that allowed mechanics to work directly underneath the buses), a paint workshop, an office, store and a drivers' room. The second storey served as an accommodation area and was traditionally used by bus drivers. It includes flats with bedrooms, a kitchen, bathroom and living room. The Garage extends out behind the two-storey structure and faces towards the north. Designed to accommodate a number of buses, the rectangular, concrete garage is approximately 54 feet wide and 72 feet long (16 metres by 23 metres). Above the wide entranceway, the stepped pediment on the north elevation features low relief geometrical designs and the words 'Omnibus Service Garage Eastbourne Borough Council'. The entrance was intended to feature sliding doors that emphasised the geometric elements of the building. The south elevation replicates that of the north. The pediments to the north and south enclose a low-rise, barrel roof of corrugated iron that includes two lantern lights at its centre, and series of skylights on either side. The eastern wall of the Garage is reinforced concrete. The floor of the interior is a continuation of the road and has been tar-sealed. Near the garage are concrete steam cleaning ramps used for washing the underside of the buses.

The Omnibus Garage has been largely unmodified since its construction. Key changes the portioning off of the paint shop in 1956 to create a locker room, and the construction of a concrete block extension to the workshops on the southern side. The buildings were refurbished in 2010.

2.3 Existing Listing/Scheduling Status

The Eastbourne Bus Garage is listed as a Category II Historic Place with HNZPT (#7644) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation³

3.1 Historic Values	Moderate
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Moderate Explanation: The place is associated with public transport in the region, a mode of travel which was becoming increasingly popular during the mid-20 th century.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any notable historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Moderate Explanation: The shed is associated with architectural firm Mitchell & Mitchell & Partners, who built exclusively in Wellington and Wanganui - Commercial Travellers Club Building (1929); the Waterloo Hotel (1936); the Central Fire Station (1935); and M.L.C. Building, 33-37 Hunter Street (1940). ⁴
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place gives us insight into public transport practices and attitudes in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. The place is not registered on ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The terminal has high architectural value for its simplistic, utilitarian design in the Modernist Style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place are of moderate value to understanding its significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: Moderate Explanation: The place demonstrates moderate technological value for its use of standard materials and building practices for the time.

³ Criteria taken from GWRC RPS.

⁴ <https://www.wellingtoncityheritage.org.nz/architects/mitchell-and-mitchell?q=>

<i>and/or contains unusual construction materials.</i>	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The terminal appears to be reasonably authentic in condition, despite some modifications.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the terminal was built in the mid-20 th century, the place has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has no known group value; however it has high townscape value as a visible element of the streetscape which is known as a local landmark – albeit in a very isolated location.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value to any particular groups or communities.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: Moderate Explanation: The place has moderate recognition value as a local landmark which is visible to the streetscape and known by the local community.

3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: Mid-century transport terminals are not common in the area.

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High
	Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-52
Legal Description	Lot 1 DP 422935
Parcel ID	7251444
Thematic Reference	Transport
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Listed Cat II HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1938 Bus Terminal
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-53 Penrose (1872)

60 Penrose Street, Woburn



*Figure 1: Penrose House, 60 Penrose Street.
Source: Kemeys Brothers Real Estate*

1. Historical Summary

Penrose was built by James Knight in 1872 and named after his mother's family estate in Cornwall, England. Actively involved in the local community James Knight was a Lower Hutt Borough councillor from 1891-1895, and a well-known member of the Methodist Church. The Knights were one of the first European families to farm in the Hutt Valley. Previously the property had been farmed by James Knight's parents, William and Mary Ann Knight who settled in the valley in 1840. An earlier homestead built by William Knight in the 1840s was converted into stables on the construction of Penrose, and was later demolished.

When Penrose was sold out of the Knight family in 1943, it ended a 100 year association of the site with the Knights. The property was sold in 2017 after being significantly renovated.



Figure 2: Penrose House, date unknown.
Source: 1994 HCC Heritage Inventory



Figure 3: Penrose, undated.
Source: HNZPT



Figure 4: Penrose House, 2017.
Source: Kemeys Brothers Real Estate



Figure 5: Penrose House, 2017.
Source: Kemeys Brothers Real Estate

2. Physical Description

2.1 Setting - Site Description

The building sits on a small offshoot from the main Penrose Road on a standard size site for the area, surrounded by other residential buildings. The property is not visible from the street.

2.2 Building or Structures Description¹

The building is a two-storey structure designed in the Georgian style, symmetrical about a central doorway, with matching double-hung sash windows on either side. The hipped verandah is plain and unadorned. A conservatory was added to the rear of the house in 1985. The simple styling of the original house is still evident. Its shutters are a relatively recent addition, and are not an authentic colonial feature.

2.3 Existing Listing/Scheduling Status

¹ HNZPT List Entry

Penrose House is listed as a Category II Historic Place with HNZPT (#7190) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation²

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with the theme of the establishment of residential dwellings in the Lower Hutt area in the late 19 th century.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: Penrose is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: Penrose is associated with the Knight family – settlers who arrived onboard the Duke of Roxburgh in 1840 and had children who served in local council.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with social experiences from the past and contributes to our understanding of the culture and life of the area generally.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: Although there is no registered archaeological site on the property according to ArchSite, the place has high archaeological significance as a pre-1900 place of human occupation, and is therefore afforded automatic protection under the HNZPT Act 2014.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its Georgian design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Moderate Explanation: The surroundings of the place are somewhat important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building techniques and materials for the time period.

² Criteria taken from GWRC RPS.

demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the original form of the building can still be discerned and much of its heritage fabric has been retained.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As the place was built in the mid-late 20 th century, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Moderate Explanation: Penrose has some group value as one of a number of early residences constructed in the area, and some townscape value.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: Moderate Explanation: The place has moderate sentimental value for its century-long association with the Knight family – though this association has now ended.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: None Explanation: The place has no known recognition value.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
	Level of Significance: Moderate

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

i) Rarity - the place is unique or rare within the district or region.	Explanation: The place has moderate rarity value as a late 19 th century residence.
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3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good example of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-53
Legal Description	Lot 2 DP 24290
Parcel ID	3934196
Thematic Reference	Early Settlement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Category II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1872 Residence
Non-Contributing Fabric/Exclusions:	1985 Conservatory & Later Additions
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
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Hutt City Council Heritage Inventory Assessment Form



H1-54 The Crescent (1906)

49 Pretoria Street, Hutt Central



Figure 1: The Crescent, currently occupied by Sweet Vanilla Kitchen, 49 Pretoria Street.

1. Historical Summary

The Crescent is an L-plan single storey brick building on a prominent corner site, designed as a combination of shop and residence, built in 1906. The building has always had a retail function, and was first used as a bakery. The baking was carried out in a small separate building which still exists on the site. The architectural style can best be described as a New Zealand interpretation of Australian Victorian Georgian and Federation Bungalow styles. The architect was RP de Ridder. The building was modified in 1970 with the removal of the verandah on the southern end and filling in with an unsympathetic laundry. A feature of the building is the coloured glass in the shop windows and house fanlights, which is claimed to be "signal glass" once used on railway semaphore signals.¹

¹ <https://www.heritage.org.nz/the-list/details/7742>



Figure 2: The Crescent at the corner of Pretoria Street and Kings Avenue, 1939.
Source: Retrolens

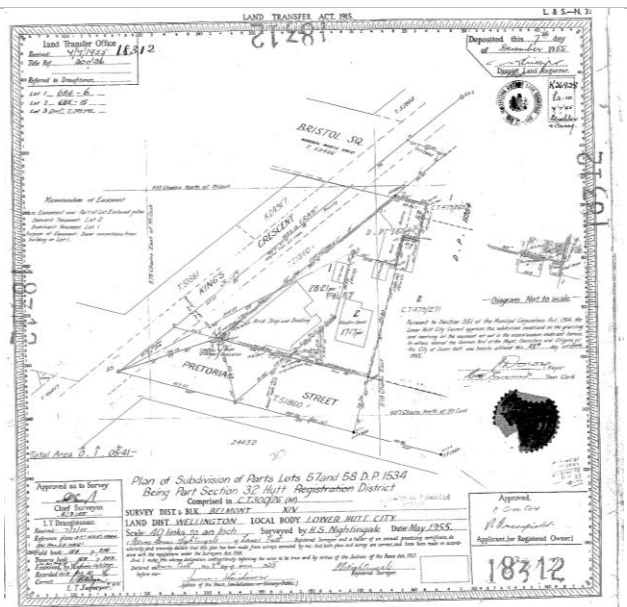


Figure 3: Survey Plan of the property, 1955.
Source: LINZ

2. Physical Description

2.1 Setting - Site Description

The building sits at the prominent intersection of Kings Crescent and Pretoria Street in Hutt Central. The angular site is highly visible to the surrounding streetscape and the building is known as a local landmark. The surrounding area is entirely residential.

2.2 Building or Structures Description²

The Sweet Vanilla café is an early twentieth century purpose-built brick Italianate style shop and residence, that has been little altered in plan since it was built in 1906. The former shop on the corner of the building has become the food preparation and serving area, while the former drawing room beside it is now the café accessed by a new doorway from the shop area. The former verandah on the southern end of the building has been converted into a cafe toilet. A hallway extends the length of the building from the shop and finishing at the bathroom. The three original bedrooms are on the eastern side unmodified. The former dining room and kitchen have been changed into a lounge and dining room becoming more open plan with the removal of part of the internal wall. The former scullery is now the kitchen.

2.3 Existing Listing/Scheduling Status

The Crescent at 49 Pretoria Street is listed as a Category II Historic Place with HNZPT (#7199) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

² Ian Bowman, 2008-2011 Heritage Inventory

3. Evaluation³

3.1 Historic Values	Moderate
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: Moderate Explanation: The place is associated with the theme of construction of residences and commercial premises in the early 20 th century.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any notable historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: None Explanation: The place is not known to be associated with any notable individuals or organisations.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: Moderate Explanation: The place gives us insight into early 20 th century residential and business practices and attitudes in the area at the time.
3.2 Physical Values	Moderate
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. The place is not registered on ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: The building has moderate architectural value for its architectural design, especially its unusual form to fit the angular site and pronounced chimneys.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance and help in understanding the buildings historic importance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates moderate technological value for its use of standard materials and building practices for the time.

³ Criteria taken from GWRC RPS.

v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: The building appears to be reasonably authentic in condition, but has undergone some modification such as the removal of the verandah on the southern end and filling in with an unsympathetic laundry in 1970.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has no known group value, however it has townscape value as a highly visible element of the streetscape which is known as a local landmark.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value to any particular groups or communities.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: Moderate Explanation: The place has moderate recognition value as a local landmark which is highly visible to the streetscape and known by the local community.

3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century mixed-use shop and residence.

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-54</i>
Legal Description	<i>Lot 1 DP 18312</i>
Parcel ID	<i>3956110</i>
Thematic Reference	<i>Early Settlement/Commerce</i>
Overall Heritage Significance	<i>High</i>
Importance Level	<i>Local</i>
Current Protection	<i>HNZPT Listed, HCC Appendix 1</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>Property Boundaries</i>
Primary Feature of Listing:	<i>1906 Brick Building</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated:	November 2023
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Hutt City Council Heritage Inventory Assessment Form



H1-55 Ford Motor Company Workshop (1935)

43 Seaview Road, Petone



Figure 1: Former Ford Motor Company Workshop, 43 Seaview Road.

1. Historical Summary¹

In October 1935, representatives from Ford Canada arrived in Wellington to study the viability of setting up a Ford assembly plant in the region. The cost of importing vehicles into New Zealand had increased due to changes in tariff ratings and a more economical alternative was sought.

This building was constructed in 1935 for the Ford Motor Company of New Zealand Ltd, a wholly owned subsidiary of the Ford Motor Company of Canada Ltd, and was used for the assembly of cars from imported parts. The plans were based on a standardised plan prepared in Canada, but the detailed designs of the elevations were the responsibility of the Wellington-based architects Joseph Dawson (1877-1956) and Jack King (1900-1972), of King and Dawson, who had been chosen to supervise the project. The construction was divided into a number of separate contracts and the building was barely finished when the first cars rolled off the production line in late 1936. In the following year the building was extended to meet an unexpected demand for vehicles. During the Second World War the building was used for the production of munitions and explosives, as well as the construction of army jeeps. By 1987 Ford New Zealand had moved most of its operations to their site at Wiri, Auckland, and the decision was made to decommission the Seaview plant. The plant was closed in 1988 and the building remained empty for some years. It is now used as a commercial premises and warehouse. A Heritage Equip grant of \$273,000 was awarded to the owners of the building in 2017 for seismic strengthening.



Figure 2: The Ford Motor Company Workshop, undated.
Source: HCC Archives

¹ HNZPT List Entry



Figure 3: QEII is escorted around the Ford Motor Company Workshop, 1954.
Source: ATL, ID: 1-4-106742-F



Figure 4: The workshops being upgraded, 2017.
Source: Heritage Equip

2. Physical Description

2.1 Setting - Site Description

The building sits in a highly industrialised area on Seaview Road, surrounded by other warehouses and industrial buildings. The former workshop occupies a large site and the primary façade faces the street front with a small grassed section separating the building from the street edge. A small carparking strip borders the grassed area and a loading dock is located at the rear of the site.

2.2 Building or Structures Description

The workshops in their current form consist of a number of elongated gabled sheds stretching almost 200m on an east to west axis. The primary façade (the west elevation) faces Seaview Road, and comprises the historic façade from the 1935 Ford Workshops – constructed from brick with stucco facings. Glass curtain walling, unusual for the time period, exists to the north, east, and south elevations – made possible by structural steel frames prefabricated by the Canadian Bridge Company. The main workshop shed to the north of the building features a gabled parapet with a smaller gabled parapet to its south, centred in the smaller one storeyed adjacent building.

2.3 Existing Listing/Scheduling Status

The former Ford Motor Company Workshop is listed as a Category II Historic Place with HNZPT (#3581) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: High</p> <p>Explanation: The place is associated with the theme of the establishment of industrial buildings and international commercial expansion into New Zealand in the early-mid 20th century.</p>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: High Explanation: The former Ford Company Workshop was used to manufacture vehicles during WWII for the New Zealand war effort. It was also one of the host locations for Queen Elizabeth's royal tour of New Zealand in 1954.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The former Ford Company Workshop is associated with internationally recognised car manufacturer, Ford.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with experiences from the past and contributes to our understanding of the culture and life of the Seaview area generally.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its standardised form – established by the Ford Company for implementation across the world.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The place demonstrates use of traditional building techniques and materials for the time period, but shows high technological value for its large-scale use of structural steel frames, prefabricated by the Canadian Bridge Company, which enabled the installation of extensive glazing including glass curtain walling on the north, east, and south elevations.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: Despite intensive modification, the original form of the 1906 cottage can still be discerned and much of its heritage fabric has been retained.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the place was built in the mid-20 th century, it has no age value in the context of human occupation of the Wellington region.
	Level of Significance: High

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Explanation: The place has group value as one of a number of Ford workshops built in the country, and townscape value as a local icon and landmark.
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3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None Explanation: The place has no known sentimental value or association with any particular groups or communities.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance and a local landmark.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place has high rarity value as mid-20 th century workshop constructed for an international retailer.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The workshop, built to a standard plan established by Ford for all its factories, is an excellent example of its type.

4. Recommendations

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4.1 Scheduling Details

Unique Identifier	H1-55
Legal Description	Lot 2 DP 521877
Parcel ID	7874552
Thematic Reference	Industrialism/Commerce
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Category II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1935 Workshop and Facade
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Site Extent



Figure 5: Aerial of the site with heritage structure indicated.

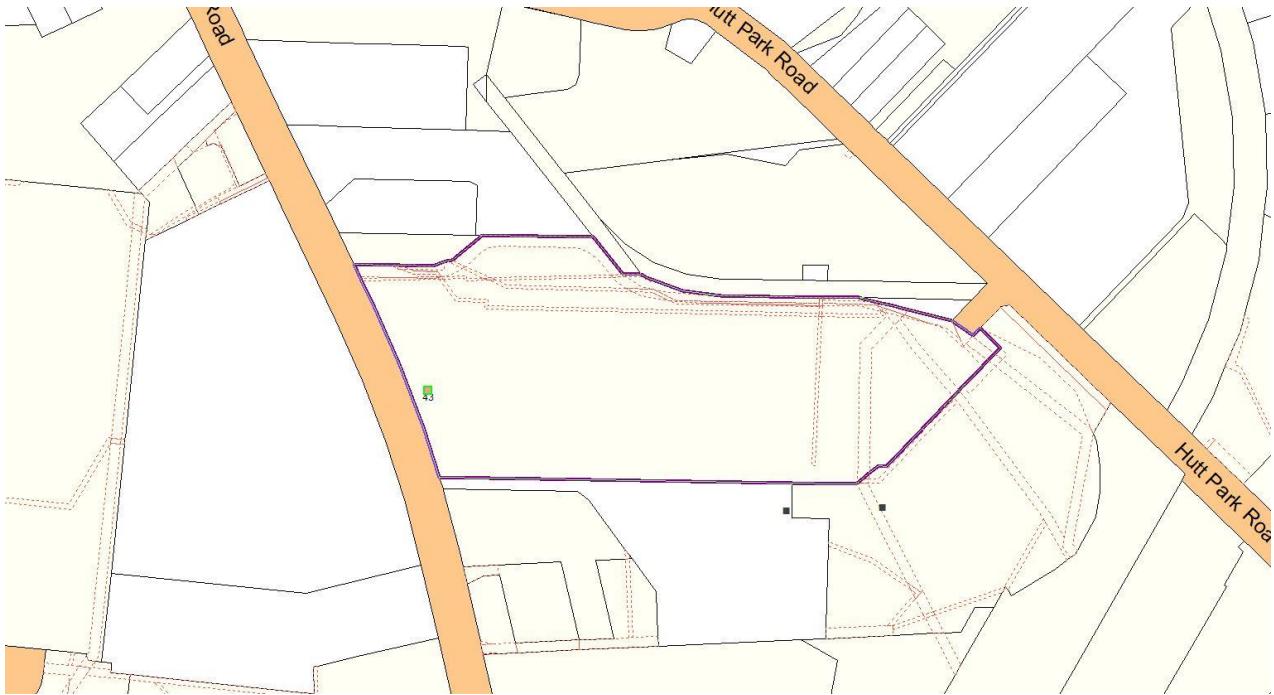


Figure 6: Map of the entire property site.

Report Dated: November 2023

Issue Status: For Public Engagement

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Hutt City Council Heritage Inventory Assessment Form



H1-56 Price's Folly, Petone (1902)

66 Sydney Street, Petone



Figure 1: Price's Folly, 66 Sydney Street, Petone.

1. Historical Summary¹

Price's Folly, or Sunnyside as it was first known, was probably built in 1901, shortly after the site on which it rests was purchased by Thomas Price.

Thomas Price arrived in Nelson from England on the 'Olympus' in 1842 at four years of age with his parents and five siblings. He married Ann Jane Chattock at Wakefield in 1867, and eleven years later became a

¹ HNZPT List Entry

storekeeper in Carterton. By 1885, he had become a sawmiller there and over the next seven years he expanded the business, establishing mills at Dalefield and Maungamahoe. In 1890 he set up as a timber merchant and sawmiller in Petone, while maintaining his sawmills in Carterton and Maungamahoe. By 1896, the Petone township had grown to 523 dwellings and an estimated population of just over 2,600. Thomas Price was able to offer dressed and undressed building timber, mouldings, skirtings, architraves, doors and sashes to settlers in the expanding settlement.

In 1901 Price purchased land in Sydney Street and shortly afterwards he constructed a grand new house on the premises. Price's new home, built to house his large family, became a showcase for all the products he could offer, as well as a sign of his affluence. The house stands as a leviathan, towering over its surroundings even today where it stands on the border between a residential area of primarily single storey former workers' homes and a light industrial area. It is a great, timber, Gothic mansion of two storeys plus attics, multi-gabled, with steeply pitched iron roofs, bay windows, lancet windows and bulls eye windows. Ornament is chiefly confined to the gable ends, but there is also cast iron fern frond decoration as a balustrade fronting the first floor balcony over the entranceway. Old photos show that there was once more iron lace around the front door. Gone too are the original brick chimneys. The former bulls eye window on the south face gable has been replaced by an oriel window of appropriate design, and the gable decoration above it has been simplified. An external staircase has been added at the rear of the building for first floor access.

During his residence at Petone, Price became involved in the community. He donated the spire to St Augustine's Church and became a vestryman there; he was a keen cricketer, having served as President of the Carterton Cricket Club between 1895 and 1896. He was also a Freemason, an Oddfellow and a member of the volunteer militia.

Price retired from business in 1904, and ill-health prompted him to move with his family Roxburgh Street in Wellington. Sunnyside was sold to the Education Board of the District of Wellington in October 1905. The Education Board used the building to house the Petone Technical School until 1908, and then as the secondary department of the Petone High School and, finally, from 1915, for the infant classes of the Petone West School. In 1928, the house was sold to a manufacturing tailor, Barnet Goldberg. Subsequently, the building had many owners, and provided the scene for the television drama 'Open House' over a 27-week period of shooting one day or night per week. It reverted to a dwelling following a major fire on 19 July 1987. Considerable renovation and maintenance work was necessary to repair the fire damage as much of the interior, including the wood-panelled hallway, was destroyed and had to be rebuilt.

Why did it become known as Price's Folly? Two theories about the name have common currency today. The first is that, at the time of erection, the locals claimed the foundations were too small and weak for the size of the building, and that it would not last. The second was because he only lived there for a few years before moving to Wellington.

Price's Folly remains a significant landmark in Petone, commemorating the building skills of Thomas Price, and the township's educational history.



Figure 2: Price's Folly, 1908.
Source: Petone Settlers Museum Archives



Figure 3: Price's Folly, 1994.
Source: 1994 HCC Inventory

2. Physical Description

2.1 Setting - Site Description

Price's Folly sits at the corner of Campbell Street and Sydney Street in Petone. The building is highly visible to the surrounding streetscape, and is much larger than its neighbouring residential properties.

2.2 Building or Structures Description²

A complex, two-storey bay villa with a symmetrical front and two bay windows at ground-level on either side of a recessed front door with a roofed open-fronted balcony above. At first floor level are two pairs of Gothic-style lancet sash windows, with two small, curious rectangular windows above, and to the right and left of each pair. The steeply pitched gables above the windows are decorated with large timber finials supported by bracketed half hoops. In the centre of each gable is a bullseye window.

On the north face of the house is a protruding gable with a single, rectangular bay window beneath at ground level, and a small Gothic porch on one side; decoration is similar to that on the Sydney Street frontage.

On the south side of the house (Campbell Terrace), a decorative gable breaks the roof line but with less elaborate decoration than the others. An oriel window has been added at the attic level.

The rear of the house is similar to the front, but less complex and now has an external staircase leading to the first floor level. Decorative cast iron in a fern pattern forms a balustrade to the first floor verandah at the front of the house.

The total length of the front of the house is approximately 19 metres and the length on the Campbell Terrace side is approximately 17 metres.

2.3 Existing Listing/Scheduling Status

Price's Folly is listed as a Category II Historic Place with HNZPT (#2886) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation³

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High
	Explanation: The place is associated with the construction of large-scale homesteads for prominent individuals in the late 19 th and early 20 th century.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None
	Explanation: The place is not known to be associated with any notable historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Moderate
	Explanation: The place is associated with Thomas Price, an influential businessman in Petone and the Wellington region.
	Level of Significance: High

² HNZPT List Entry

³ Criteria taken from GWRC RPS.

iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Explanation: The place gives us insight into architectural design preferences in the area at the time.
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. The place is not registered on ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its design elements and high level of craftsmanship.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	Level of Significance: High Explanation: The surroundings of the building are important to understanding the significance of the place.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The place demonstrates high technological value for its use of standard materials and building practices for the time, and for its craftsmanship.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Price's Folly appears to be reasonably authentic in condition.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has no known group value, but does have townscape value as a highly visible element of the streetscape which is known as a local landmark.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political,	Level of Significance: None Explanation: The place has no known sentimental value to any particular groups or communities.

<i>social, religious, ethnic, national, symbolic or commemorative reasons.</i>	
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	<p>Level of Significance: High</p> <p>Explanation: The place has high recognition value as a local landmark which is highly visible to the streetscape and well known by the local community.</p>

3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<p>Level of Significance: Not Assessed</p> <p>Explanation: Not Assessed</p>

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	<p>Level of Significance: High</p> <p>Explanation: Large-scale, intact early 20th century homesteads are rare in the area.</p>

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	<p>Level of Significance: High</p> <p>Explanation: The place is a good representative of its type.</p>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-56
Legal Description	Lot 7 DP 412
Parcel ID	3833304
Thematic Reference	Early Settlement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Listed Cat II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	1902 House
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
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Hutt City Council Heritage Inventory Assessment Form



H1-57 Iona Memorial Cross (1940)

The Esplanade, Petone



Figure 1: The Iona Memorial Cross on The Esplanade, Petone.

1. Historical Summary¹

Constructed in 1940, the Iona Memorial Cross commemorates the centennial of the first Presbyterian service held in New Zealand, which was attended by newly-arrived New Zealand Company immigrants on 23 February 1840. The service was conducted on Petone beach by John MacFarlane, a minister of the Church of Scotland, who arrived in Wellington Harbour on board the 'Bengal Merchant' on 21 February 1840.

¹ HNZPT List Entry

In 1938 the Presbyterian Church decided to mark the centenary of the church in New Zealand with, among other initiatives, the erection of a cross with a plaque on the Petone foreshore. The commissioning of the Cross was undertaken by a memorial sub-committee of the Presbyterian Centennial Committee. They engaged H. Glover, a monumental mason in Wellington, to oversee the project, the total cost of which was not expected to be more than £200. The cross was supposed to be a copy of the MacLean (or Maclean) Cross, which stands on the island of Iona, Scotland. That cross, dating from the fifteenth century, was made from schist and carved on both sides with Celtic designs. Published photographs of the MacLean Cross show that there is only a slight resemblance to the one erected at Petone. (The Petone cross is, however, an exact replica of one erected near Southampton, England, as a First World War memorial with a distinctive Celtic design.)

Although attempts were made to find the exact location of the first service, it was eventually decided that the monument would be placed near the new Wellington Provincial Centennial Memorial (now known as the Petone Settlers Museum/Te Whare Whakaaro o Pito-one). The Petone Borough Council constructed the concrete platform, and provided the concrete paths free of charge. The cross was dedicated in front of a large crowd on 23 February 1940 by the Right Reverend J. Lawson Robinson, Moderator of the General Assembly, Presbyterian Church of New Zealand.

The Iona Memorial Cross has representative significance as it commemorates the first Presbyterian church service in New Zealand. It has also been a landmark on the Petone foreshore for more than half a century. Together with the adjacent Petone Settlers Museum/Te Whare Whakaaro o Pito-one, the Memorial forms part of a precinct celebrating both Maori and Pākehā settlement in the Wellington region.



Figure 2: The dedication of the Iona Memorial Cross, 1940.
Source: HNZPT



Figure 3: The inscription on the Iona Memorial Cross.
Source: HNZPT



Figure 4: The MacLean Cross in Scotland.
Source: Karen Reagan



Figure 5: The Iona Memorial Cross.

2. Physical Description

2.1 Setting - Site Description

The Iona Memorial Cross sits on the southern side of The Esplanade in Petone, opposite the intersection with Tory Street. There are no immediate structures or buildings around the Memorial.

2.2 Building or Structures Description

The Iona Memorial Cross is based on the MacLean Cross in Iona Abbey, Scotland. The Petone structure is a gently tapering Christian cross, with a circle around where the elements of the cross meet. A Celtic pattern infills the body of the cross, signifying its Scottish connection. The Petone cross is carved on one side, and is made of Coromandel Tonalite, a light grey plutonic rock formerly quarried at Paritu near the northern tip of the Coromandel Peninsula. It is believed that the 2.7m cross was carved in either Auckland or Coromandel. The cross sits atop a tiered plinth with a plaque attached to the largest section.

2.3 Existing Listing/Scheduling Status

The Iona Memorial Cross is listed as a Category I Historic Place with HNZPT (#1322) and is scheduled in HCC's existing Heritage Inventory – Appendix 1.

3. Evaluation²

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with the establishment of religious services and denominations in New Zealand.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: Exceptional Explanation: The place is associated with the first Presbyterian service held in New Zealand.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The place is associated with the Presbyterian Church, John MacFarlane - a minister of the Church of Scotland who delivered the first Presbyterian service in New Zealand.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place provides insight to religious practices and preferences in the area at the time.

3.2 Physical Values	Exceptional
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural and design value for its similarities to the MacLean Cross in Scotland.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The surroundings of the place are integral to understanding its heritage significance as the first service was held on the beach where the cross is located.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The place has high technological value for its craftsmanship – the cross was carved out of Coromandel Tonalite by H. Glover, a monumental mason in Wellington.
	Level of Significance: Exceptional

² Criteria taken from GWRC RPS.

v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Explanation: The place is virtually unchanged since it was built.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the cross was erected in 1940 to celebrate the centennial celebrations of the first Presbyterian service held in NZ, it has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: The place has no known group value, but has exceptional townscape value as a highly visible icon and landmark.

3.3 Social Values	Exceptional
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: Exceptional Explanation: The place has exceptional sentimental value for its association with spiritual and religious communities.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local and regional community as a place of historic significance and an icon of the area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place has high rarity value as a religious memorial in the area.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High
	Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-57
Legal Description	Lot 2 DP 69217
Parcel ID	4062689
Thematic Reference	Memorial
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Category II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	Memorial
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Site Extent

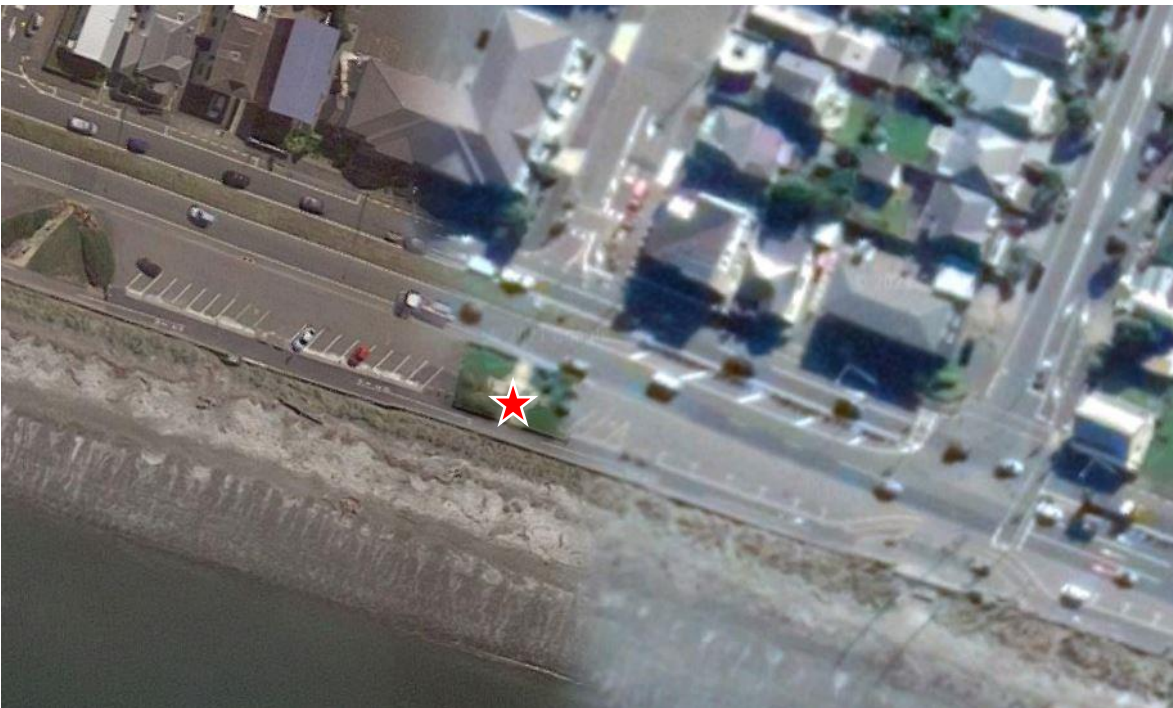


Figure 6: Aerial of the site with heritage structure indicated.

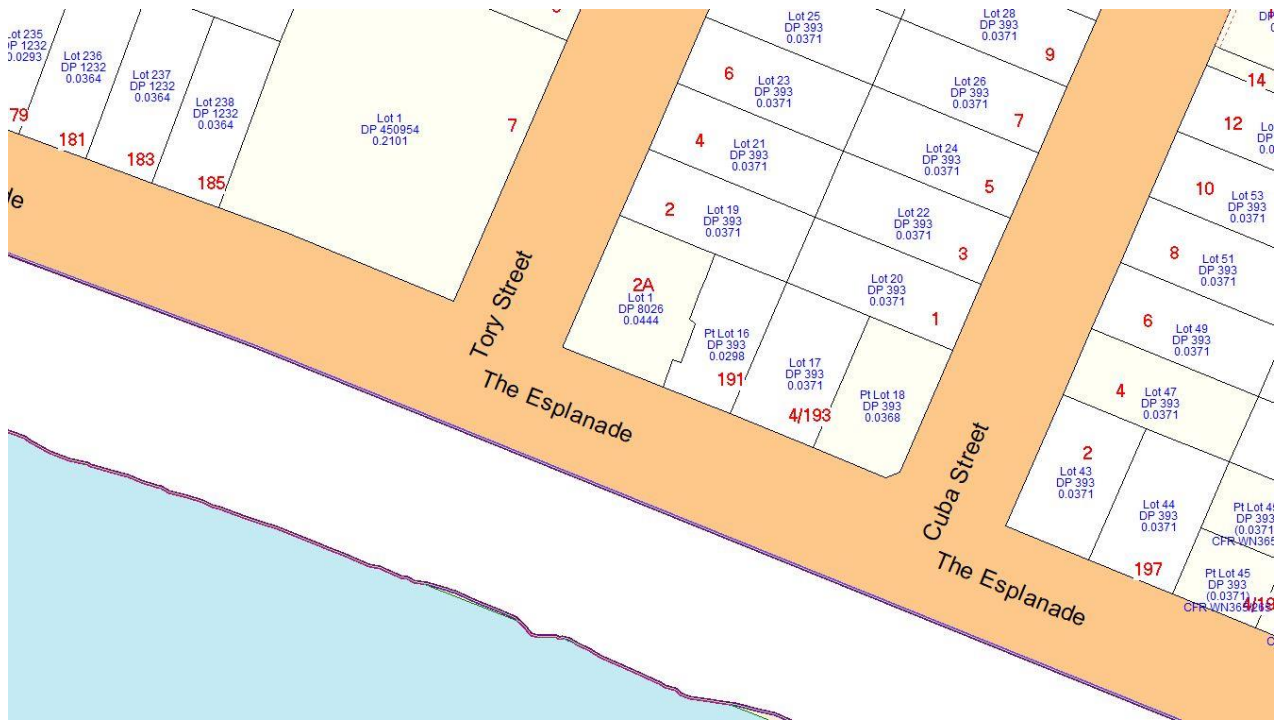


Figure 7: Map of the entire property site (foreshore).

Report Dated: November 2023

Issue Status: For Public Engagement

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Hutt City Council Heritage Inventory Assessment Form



H1-58 Vogel Estate (1933) and Gatehouse (1870s)

73 and 75 Woburn Road, Woburn



Figure 1: Vogel House at 75 Woburn Road (left), and the gatehouse (right) at 73 Woburn Road.

1. Historical Summary¹

The Gatehouse, 73 Woburn Road

During the mid to late 19th century the land was owned (at different times) by notable New Zealand Company settlers who played important roles in the early political and social life of the young colony. It is very likely that one early settler family, the Kelhams, built the small cottage that is known today as the gatehouse in the 1870's - 1880's.

In 1923 the cottage was purchased by John Arnold, who ran a small poultry and dairy farm on the 1 acre of land behind the cottage. The cottage and surrounding land was purchased by James and Jocelyn Vogel in 1932. The following year, Vogel House was built on the land behind the cottage, with the couple living in the cottage itself while the residence was being constructed. During the Vogel's ownership of the property, the cottage was used as the gardeners residence on the Vogel estate.

¹ HNZPT List Entry; and Ian Bowman, 2008-2011 Heritage Inventory Review; and <https://www.stuff.co.nz/national/103701624/win-for-vogel-family-as-high-court-overturns-decision-to-put-family-home-on-the-market>

The house was initially raised up on stilts. These protected the building from the floods that swept across parts of the Hutt Valley before stop banks were erected along the Hutt river at the turn of the century.

Vogel House, 75 Woburn Road

James and Jocelyn Vogel acquired it in 1932. James Vogel was the grandson of Premier Sir Julius Vogel (1835-1899) and the great grandson of Premier James Edward Fitzgerald. Jocelyn Riddiford was the daughter of Vivian Riddiford of Woburn, Lower Hutt (1879-1934), and the great grandniece of Governor Sir George Grey. The Vogels commissioned Christchurch architect Heathcote Helmore (1894-1965) to design a house in 1933. Helmore's design for the newlyweds included elements of the then in vogue Colonial neo-Georgian style, popular with the well-to-do of New Zealand society of the 1920s and 30s. While the house was being built the couple lived in the cottage. In 1965, fearing that the property would be subdivided on their deaths, the Vogels gifted the house and grounds to the nation. At the time, much was made of the fact that the property had been gifted in the centennial year of parliamentary government in Wellington, given the role that the ancestors of the Vogels had played.

From 1966 to 1976 the property was leased for the Australian High Commissioner's residence. The exit of the High Commissioner in 1976 allowed the Government the opportunity to offer the property to the newly elected Prime Minister Robert Muldoon as an official residence. Muldoon was very happy to accept on the condition that the entire property would undergo a complete renovation, the latter being completed in 1980 by the Ministry of Works and Development. He and his wife Thea lived at Vogel House from 1977 to 1984, during which time they entertained a number of notable guests including members of the Royal family. In 1985 the new Prime Minister David Lange chose not to use the house as a residence, and the place became a popular venue for charity functions and entertaining visiting dignitaries.

When the Prime Minister's official residence shifted to Thorndon in 1990, Vogel House became available as a ministerial residence and continues in this role today. Douglas Graham (later Sir Douglas), the Minister for Justice and his wife Beverley lived in Vogel House for nine years from 1990. Cabinet member Jim Anderton, leader of the Alliance and Progressive parties and Deputy Prime Minister in the Labour-led coalition government from 1999-2002, and his wife Carole took up residence in Vogel House in 1999. The Andertons remain the occupants of the house in 2008, and have overseen restoration and renovation work to such a standard that Vogel House is intended to be used as a temporary residence for the Governor-General while Government House is being renovated and restored.

The land was deemed surplus to requirements by the Government in 2013, and a legal battle ensued over whether the property should go on the market or be available uncontested to the Vogels' grandsons, Tim and Geoff Vogel. The Vogel family's association with the area of Hutt Valley on which the property sits goes back 160 years. The property was built by the family in 1933 and no other private family has lived there.



Figure 2: Vogel House, 1975.
Source: ATL, ID: 1-4-023548-F



Figure 3: The Gatehouse, 1978.
Source: ATL, ID: EP-1978-3456-34-F

2. Physical Description

2.1 Setting - Site Description

The property comprises an exceptionally large site, relative to the small residential sites adjacent to the south and east, which sits to the east of Woburn Road. Vogel House is surrounded by dense vegetation to give some privacy from its residential neighbours, and is accessed via a long driveway from Woburn Road next to the gatehouse. To the north is a number of other important buildings such as the Lower Hutt Town Hall and Administration buildings, as well as St James Anglican Church, the Little Theatre, Riddiford Gardens, and the Lower Hutt War Memorial Library.

2.2 Building or Structures Description²

The gatehouse (originally a cottage) is a one and a half storey timber framed building. It is built to a rectangular plan and has a steeply pitched gable roof that features finials at each end. At the rear of the cottage (north end) there is a single storey lean-to with a central, slightly recessed back door. The main entrance is up three wooden steps and is approached through an ornate, gabled porch.

Vogel House is a large, two storey timber structure designed in a mixture of Colonial neo-Georgian (the steep roofs, dormered windows and louvered shutters), and English Domestic Revival architecture in the manner of English architect Edwin Luytens' early houses, whose work heavily influenced Helmore and Cotterill. The latter was characterised by the elaborate massing of the house's gabled wings, the tall chimney stacks and flared roofs.

2.3 Existing Listing/Scheduling Status

Vogel House, Cottage, and Grounds are listed as a Category I Historic Place with HNZPT (#7757) and the two buildings are scheduled in HCC's existing Heritage Inventory - Appendix 1, and Vogel House is also listed again in Appendix 2.

3. Evaluation³

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: Exceptional</p> <p>Explanation: The place is associated with the theme of governance and politics in New Zealand.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: Vogel Estate is associated with a Royal Tour of QEII.</p>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	<p>Level of Significance: Exceptional</p> <p>Explanation: Vogel Estate is associated with James Vogel - the grandson of Premier Sir Julius Vogel (1835-1899), Jocelyn Riddiford – the great grandniece of Governor George Grey, the Australian High Commissioner (various), Prime Minister Robert Muldoon (who hosted the Royal Family during his tenancy at Vogel Estate), Douglas Graham (later Sir Douglas) - the Minister for Justice, and Jim Anderton, leader of the Alliance and Progressive parties and Deputy Prime Minister in the Labour-led coalition government from 1999-2002.</p>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our</i>	<p>Level of Significance: High</p> <p>Explanation: The place provides insight to an understanding of political social aspects during the 20th century.</p>

² HNZPT List Entry

³ Criteria taken from GWRC RPS.

understanding of the culture and life of the district, region or nation.	
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: The Gatehouse is recorded on ArchSite (R27/603) and is afforded automatic protection under the HNZPT Act 2014. The place therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its Colonial neo-Georgian style design features.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The surroundings of the place are integral to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building techniques and materials for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Both the gatehouse and Vogel House are remarkably authentic, despite some modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As the gatehouse was built in the late 19 th century, it has high age value in the context of human occupation of the Wellington region. Vogel House has moderate age value as an early-mid 20 th century construction.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a number of large residences used for ministerial or governmental services in the area. The place also has some townscape value as it is partially visible from the street – the gatehouse marks the entrance to the estate.

3.3 Social Values	Exceptional
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political,	Level of Significance: Exceptional Explanation: The place has high sentimental value to the Vogel family for its long standing association. The Vogel family's association with the area of Hutt Valley on which the property sits

<i>social, religious, ethnic, national, symbolic or commemorative reasons.</i>	<i>goes back 160 years. The property was built by the family in 1933 and no other private family has lived there.</i>
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local and regional community as a place of historic significance and an icon of the area.

3.4 Tangata Whenua Values⁴

i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed
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3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place has high rarity value as a large homestead with an expansive site in the city centre.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-58
Legal Description	Lot 1 DP 22396
Parcel ID	3978450
Thematic Reference	Early Settlement/Politics
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HNZPT Cat 1, HCC Appendix 1, HCC Appendix 2
Recommended Changes	Incorporate both Vogel Estate and the Gatehouse into the proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Property Boundaries
Primary Feature of Listing:	Gatehouse (cottage), and Vogel House
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

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Hutt City Council Heritage Inventory Assessment Form



H1-59 Lochaber (1899)

125 Western Hutt Road, Tirohanga



Figure 1: Lochaber House, 125 Western Hutt Road, viewed from a distance.

1. Historical Summary¹

Neither the architect nor the builder of Lochaber is known. The building was constructed for George Manly Yerex and his family in about 1899/1900. George Yerex, a Canadian by birth, had immigrated to New Zealand in the late 1880s and set himself up as an importer of American goods, later forming the Wellington-based firm of Yerex and Jones. Lochaber exhibits a mixture of styles derived from late 19th Century North American domestic architecture. This can be seen in features like the heavy flying gables, octagonal turret, and 'circle head' window set into the roof on the eastern side. Lochaber's complex roof forms were also

¹ HNZPT List Entry

common to that era. When it was built, Lochaber had an open front porch with the three dimensional ornamentation characteristic of the American 'Eastlake' style.

Initially the house was known as 'Keewaydin'. It was renamed 'Lochaber' when David and Marian Ewen bought the property in 1919. David Ewen was a prominent businessman and a Lower Hutt Borough Councillor from 1923-1925.

A series of additions and alterations were made to the house during the Ewen's ownership. For example, the original wooden weatherboards were covered over with stucco, and the attractive ornamentation was removed from the closed in verandah. The Ewen's ran a small farm on part of the 17 acre block of land that surrounded the house. They also developed a large and attractive multi-levelled garden. Marian Ewen continued to live at Lochaber until the late 1970s even after the property had been purchased by the Ministry of Works for roading purposes.



Figure 2: Lochaber House, date unknown.
Source: 1994 HCC Heritage Inventory

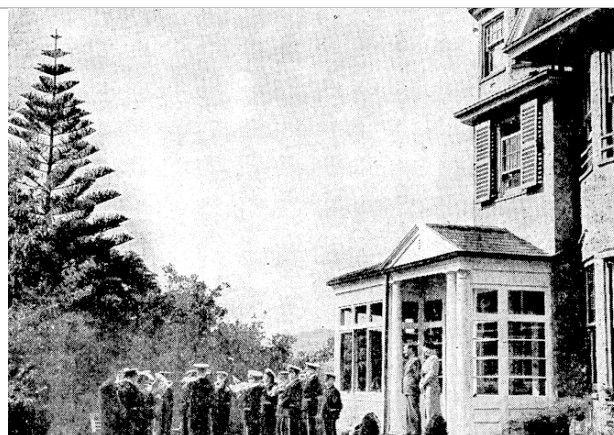


Figure 3: A band performs at Lochaber House, 1940.
Source: Evening Post Volume CXXX Issue 153 26 December, 1940

2. Physical Description

2.1 Setting - Site Description

The building sits on the hillside to the west of the Hutt Valley and is completely engulfed in dense bush, with no immediate neighbours and complete privacy and isolation. State Highway 2 is located directly below the hillside to the east of the property and the Melling Link is opposite.

2.2 Building or Structures Description²

The building comprises a large 2-storeyed house with attic rooms and 3-storeyed hexagonal turret at one corner. Prominent protruding gables flank the turret on both sides and overhang bay windows. The roof is steeply pitched and complex, reaching to the ground floor on part of the north elevation, with a dormer window set in at the second floor level. An eyebrow window breaks the roof line on the eastern elevation. Very high brick chimneys are braced with iron stays. The former elaborate porch and verandah have both been glassed in and fronted with shiplapped weatherboards. Shutters have been added to a rectangular room extension built above the porch. On the eastern elevation, there is an open verandah beneath the gable at first floor level.

2.3 Existing Listing/Scheduling Status

² HNZPT List Entry

Lochaber is listed as a Category II Historic Place with HNZPT (#2889) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation³

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: Lochaber follows the theme of early settlement in the Wellington region, whereby grand homesteads were built for prominent families and businessmen.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: Lochaber isn't associated with any known historical event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: Lochaber is associated with prominent businessman and politician George Yerex and the Yerex family.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place contributes to our understanding of the settlement of the Wellington region and social practices at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: Lochaber is recorded on ArchSite (R27/625), and has high archaeological value as a pre-1900 place of human occupation.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: Lochaber features notable design elements and architectural appeal in the Queen Anne American style, all of high craftsmanship. Its' large scale as a homestead for an influential businessman is also of note aesthetically.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development	Level of Significance: High Explanation: The surroundings of the property are of high significance to the place.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: Moderate Explanation: Lochaber demonstrates use of standard construction methods and materials for the time.

³ Criteria taken from GWRC RPS.

<i>and/or contains unusual construction materials.</i>	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The place has undergone significant modifications over time, though most historic fabric remains. During the Ewen's ownership several alterations and additions were made to the house. The original weatherboards were covered over with stucco, and the porch and verandah glassed in.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: Built in 1899, the homestead is one of Wellington's older timber framed houses.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Moderate Explanation: As Lochaber is completely isolated up on the hillside, it has very little landmark or townscape value – however the turret of the building is visible from the motorway. The building has no known group value with any other historic buildings.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: Lochaber functioned as the premises for Prospect College since the 1980's, therefore giving the place collective social value.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is recognised by the local community as a place of historic significance and one of Wellington's older surviving homesteads.

3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place is one of few surviving homesteads of its age and size in the Wellington region.

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of c.1900 large scale homesteads designed and built for influential community members.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-59
Legal Description	Sec 1 SO 37208
Parcel ID	3778425
Thematic Reference	Early Settlement/Education
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Listed Category II, HCC Appendix 1
Recommended Changes	None
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1889 Residence
Non-Contributing Fabric/Exclusions:	-
Other Notes:	None

4.2 Site Extent

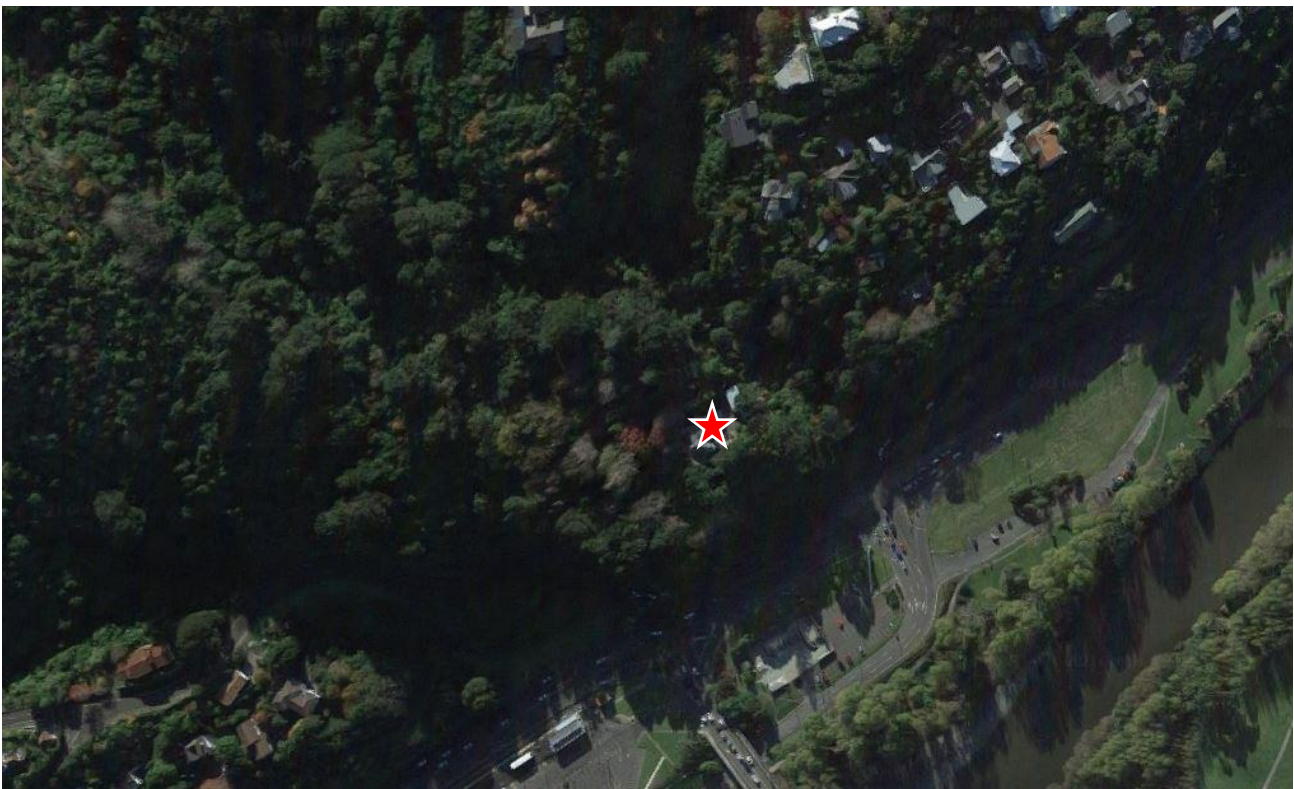


Figure 4: Aerial of the site with heritage building indicated.

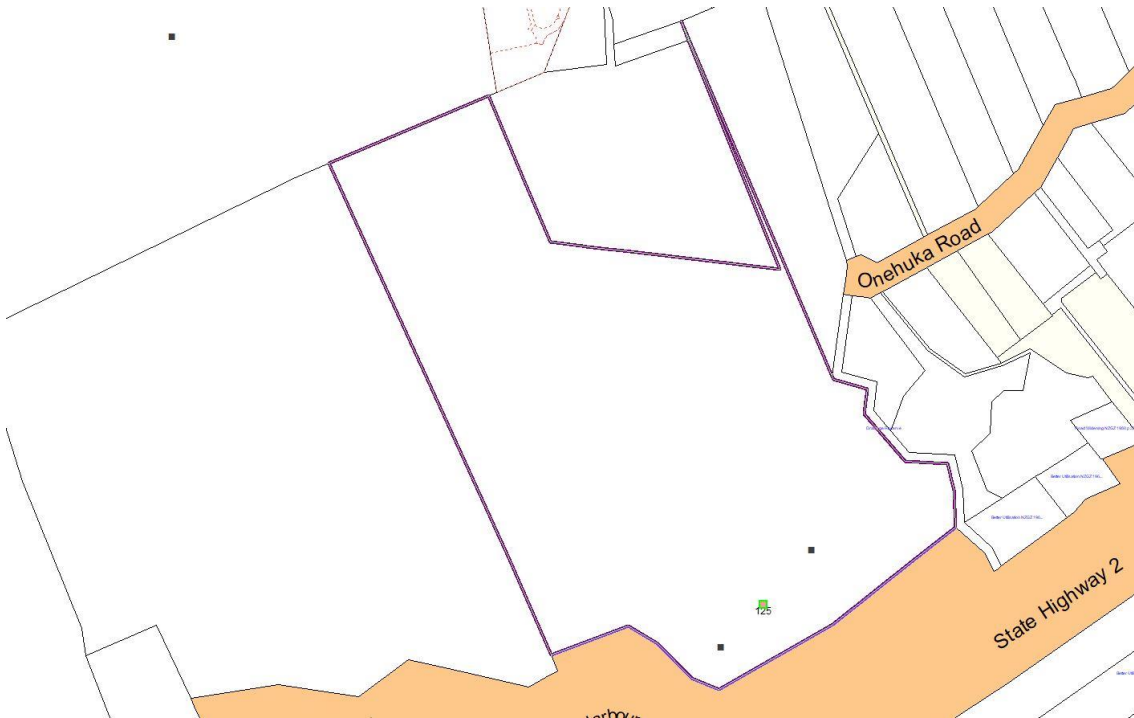


Figure 5: Map of the entire property site.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-60 Casa Loma (1908-1911)

760 Western Hutt Road, Tirohanga



*Figure 1: Casa Loma, 760 Western Hutt Road.
Source: Tommy's Real Estate*

1. Historical Summary

Casa Loma was built for John Mitchell, Lower Hutt Borough Councillor from 1919-1944, and one-time deputy Mayor. The house was designed by Charles Tilleard Natusch, but the builder is unknown. It was one of the last houses to be built on such a grand scale in Lower Hutt following the 1930's depression.

Casa Loma is a mixture of the 'English Domestic Revival' and 'Southern Mansion Classic' styles.

A major feature has been created by wide oriel windows set into prominent gables. These gables which overhang deep verandahs, and the supporting colonnades are reminiscent of Woburn', another large Lower Hutt house designed by Natusch and demolished in 1980. At the upper storey level there are balconies opening off bedrooms at all four corners of the house. Casa Loma was built with heart rimu brought from mills situated further up the valley. The dining room features a kauri picture rail which had been sent to Germany to have its design pressed before it was shipped back to New Zealand. Timber panelling in the main reception area is a typical feature of Natusch designed homes.

As well as being the first house on the western hills to have electricity, Casa Loma was the first house in the area to have a diesel fuelled generating plant.

In 1937 the estate was purchased by John Stellin, a property developer who has an Avalon street named after him.



Figure 2: Casa Loma, date unknown.
Source: 1994 HCC Heritage Inventory



Figure 3: Clan Cameron at Casa Loma.
Source: HCC Archives

2. Physical Description

2.1 Setting - Site Description

The building sits on the hillside to the west of the Hutt Valley and is completely engulfed in dense bush, with no immediate neighbours and complete privacy and isolation. State Highway 2 is located directly below the hillside to the east of the property and the Hutt River runs below. The property has extensive grounds and gardens.

2.2 Building or Structures Description

The building is a two storey timber framed structure which has a gabled upper storey with balconies extending from all four bedrooms. Each elevation of the house features a full verandah with six columns supporting the projecting gables above, all of which have an oriel window inset. The building is clad in weatherboards with corrugated steel roof and prominent chimneys, and has lavishly decorated interiors exhibiting fine craftsmanship and use of materials.

2.3 Existing Listing/Scheduling Status

Casa Loma is listed as a Category II Historic Place with HNZPT (#1324) and is scheduled in HCC's existing Heritage Inventory - Appendix 1.

3. Evaluation¹

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Moderate
	Explanation: The place is associated with the theme of the establishment of significant residential dwellings built for

¹ Criteria taken from GWRC RPS.

	<i>prominent individuals in the Lower Hutt area in the early 20th century.</i>
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: Casa Loma is not known to be connected with any particular historic event.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: Casa Loma is associated with John Mitchell, Lower Hutt Borough Councillor from 1919-1944, and one-time deputy Mayor. The house is also associated with prominent architect of the time Charles Tilleard Natusch.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with social experiences from the past and contributes to our understanding of the culture and life of the area generally.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its grandiose design.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding its heritage significance.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: High Explanation: The place demonstrates use of traditional building techniques and materials for the time period, but shows a high level of skill and craftsmanship and was the first property on the western hills in Lower Hutt to have electricity and an independent generator.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modification, the building is highly authentic.
	Level of Significance: Moderate

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As the place was built in the early-20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: None
	Explanation: Casa Loma has no known group value, and no townscape value as it is hidden from the streetscape.

3.3 Social Values	Moderate
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: None
	Explanation: The place has no known sentimental value or association to any particular groups or communities.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: Moderate
	Explanation: The place has moderate recognition value as a place known to the public for its heritage values.

3.4 Tangata Whenua Values²	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed
	Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High
	Explanation: The place has high rarity value as an intact large scale early 20 th century residence.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High
	Explanation: The place is a good example of its type.

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-60</i>
Legal Description	<i>Lot 7 DP 54222</i>
Parcel ID	<i>3925128</i>
Thematic Reference	<i>Early Settlement</i>
Overall Heritage Significance	<i>High</i>
Importance Level	<i>Regional</i>
Current Protection	<i>HNZPT Category II, HCC Appendix 1</i>
Recommended Changes	<i>None</i>
Extent of Place/Listing	<i>See Section 4.2 Below</i>
Primary Feature of Listing:	<i>1911 Residence and Grounds</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

4.2 Site Extent



Figure 4: Aerial of the site with heritage building indicated.

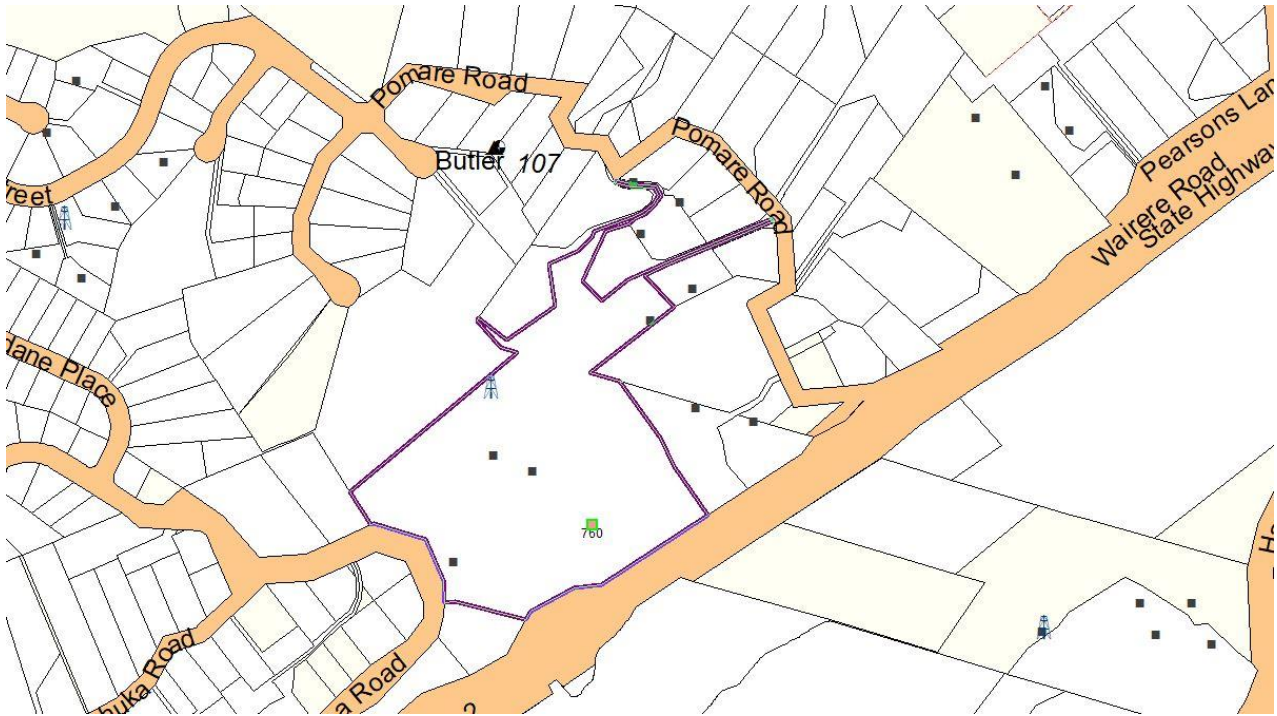


Figure 5: Map of the entire property site.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-61 Town Hall & Administration Building (1957)

Queens Drive, Hutt Central



*Figure 1: The Town Hall and Administration Block.
Source: Naylor Love*

1. Historical Summary¹

The population of the Hutt was one of the fastest growing in New Zealand in the immediate post war era and new housing, roading, flood protection, public utilities, schools and the civic centre were planned to be constructed to take account of this expansion. St James Church was the first of the buildings in the centre, completed in 1953, setting the tone for the style and urban design of the future civic centre. The next building in the civic centre to be constructed was the Memorial Library and Little Theatre buildings in 1956.

The next major addition to the civic centre was the Town Hall and Administration Block. A loan of £191,000 was raised from the Local Government Loans Board in 1951 design work for the new building was started by the local Lower Hutt based architectural firm of King, Cook and Dawson. A letter of understanding between King, Cook and Dawson and Structon Group Architects of 8 June, 1950, defined which of the civic centre buildings each firm would be responsible for.

The buildings were opened by Sir Willoughby Norrie on April 4, 1957. At the opening ceremony the Mayor, Mr P. Dowse remarked that:

"We are now in the proud position of a city with a focal centre in which a group of magnificent buildings symbolises a highly developed sense of civic pride".

1959 saw the opening of the new Horticultural Hall (after the previous iteration, which was built in 1933, burned down the week of the opening of the new Administration Block) which completed the Civic Precinct.



Figure 2: The buildings under construction, 1956.
Source: ATL, ID: EP/1956/0335-F



Figure 3: The completed buildings, 1960.
Source: HCC Archives

¹ Ian Bowman, *Conservation Plan for the Lower Hutt War Memorial Library*, 2003



Figure 4: The completed set of civic buildings, including the Town Hall and Horticultural Hall (now demolished) in the foreground, c.1960.
Source: HCC Archives



Figure 5: The buildings in 1959.
Source: HCC Archives



Figure 6: The redeveloped block, with the Horticultural Hall replaced with a new Events Centre with the Town Hall and Administration Block in the distance.
Source: Architecture Now



Figure 7: The interior of the Town Hall after redevelopment and refurbishment.
Source: MothLight



Figure 8: The Administration Block today after extensive redevelopment.
Source: Architecture Now



Figure 9: The buildings today after extensive redevelopment.
Source: Architecture Now



Figure 10: The Town Hall and new Events Centre today after extensive redevelopment.
Source: Naylor Love



Figure 11: The Town Hall (left) and new Events Centre today after extensive redevelopment.
Source: Naylor Love

2. Physical Description

2.1 Setting - Site Description

The buildings are located on the southern side of Laings Road, Hutt Central, and are part of the Lower Hutt Civic Precinct which also includes:

- Little Theatre and War Memorial Library
- St James Church
- Riddiford Gardens

This group of buildings are highly visible from the streetscape. The surrounding area is a wide range of civic, commercial, recreational, and religious spaces.

2.2 Building or Structures²

The buildings are designed in the Modern Movement International style. The essential characteristics of the style are intersecting rectangular forms with an overall horizontal emphasis particularly in window arrangement, expression of the structural frame, large expanses of smooth plaster wall surfaces with contrasting surfaces textures elsewhere, extensive areas of glazing, balance rather than symmetry and contrasting non-rectangular shapes.

The Town Hall and Administration building were designed as a coherent group with the original Horticultural Hall (now demolished), pivoting around the tower. They achieve a balance of forms and scale but with contrasting designs. The Town Hall projects forward of the other buildings suggesting a greater symbolic importance and mediating between the administrative and democratic processes housed by the Administration building.

The extensive plane wall surfaces of the Town Hall and minimal, narrow, elongated glazing juxtaposes with the extensive vertical bays of windows to the Administration building. The angled porte cochere of the Town Hall matches the angled balcony to the Council Chamber but at different heights and with different height columns, with the Council Chamber columns almost of Mannerist proportions. The tower, designed with and connected to the Administration building giving emergency egress from the Council Chamber, is a vertical anchor to the group and a highly visible landmark. The same small square corner windows of the tower are repeated in the stair tower at the rear of the Town Hall.

2.3 Existing Listing/Scheduling Status

² Ian Bowman, *Conservation Plans for Town Hall and Administration Block*, 2002

The place is not individually listed with HNZPT, however it is included in the Lower Hutt Civic Centre Historic Area listing (#7520). It is currently scheduled within HCC's existing Heritage Inventory - Appendix 2.

3. Evaluation³

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with the total redesign of Lower Hutt's Civic Centre in the 1950's-1960's, all completed in the Modernist Movement design style.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: Moderate Explanation: The place is connected to a royal visit from Queen Elizabeth II in 1954.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The place is associated with King, Cook, and Dawson - a prominent architectural firm in the area at the time.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place has high social value for its significance to the Lower Hutt community – it contributes to an understanding of civic buildings practices and aesthetic styles in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The place has high architectural value for its intact Modern Movement design elements and overall architectural style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding the significance to the place.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important	Level of Significance: Moderate Explanation: The place utilised standard technology and construction materials and methodologies for the time period.

³ Criteria taken from GWRC RPS.

<i>methods of construction or design; and/or contains unusual construction materials.</i>	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite a major refurbishment in recent years, the place still retains high authenticity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the buildings were constructed in the mid-20 th century, they have no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: The place has group value as a contributing element of the Lower Hutt Civic Centre, and is a prominent feature of the streetscape with landmark value.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The buildings have high sentimental value for their associations with the Lower Hutt Community as a whole.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The buildings have high recognition value as they are very well known by the local community and contribute to a sense of shared history and identity.

3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value.

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good example of its typology.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-61
Legal Description	TBC
Parcel ID	TBC
Thematic Reference	Civic/Modern Movement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Listed Historic Area HCC Appendix 2
Recommended Changes	Remove from HCC Appendix 2 and place in HCC Appendix 1
Extent of Place/Listing	See Section 4.2 Below
Interiors Included?	N/A
Primary Feature of Listing:	Hutt City Council Administration Building and Town Hall (1957)
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

4.2 Site Extent

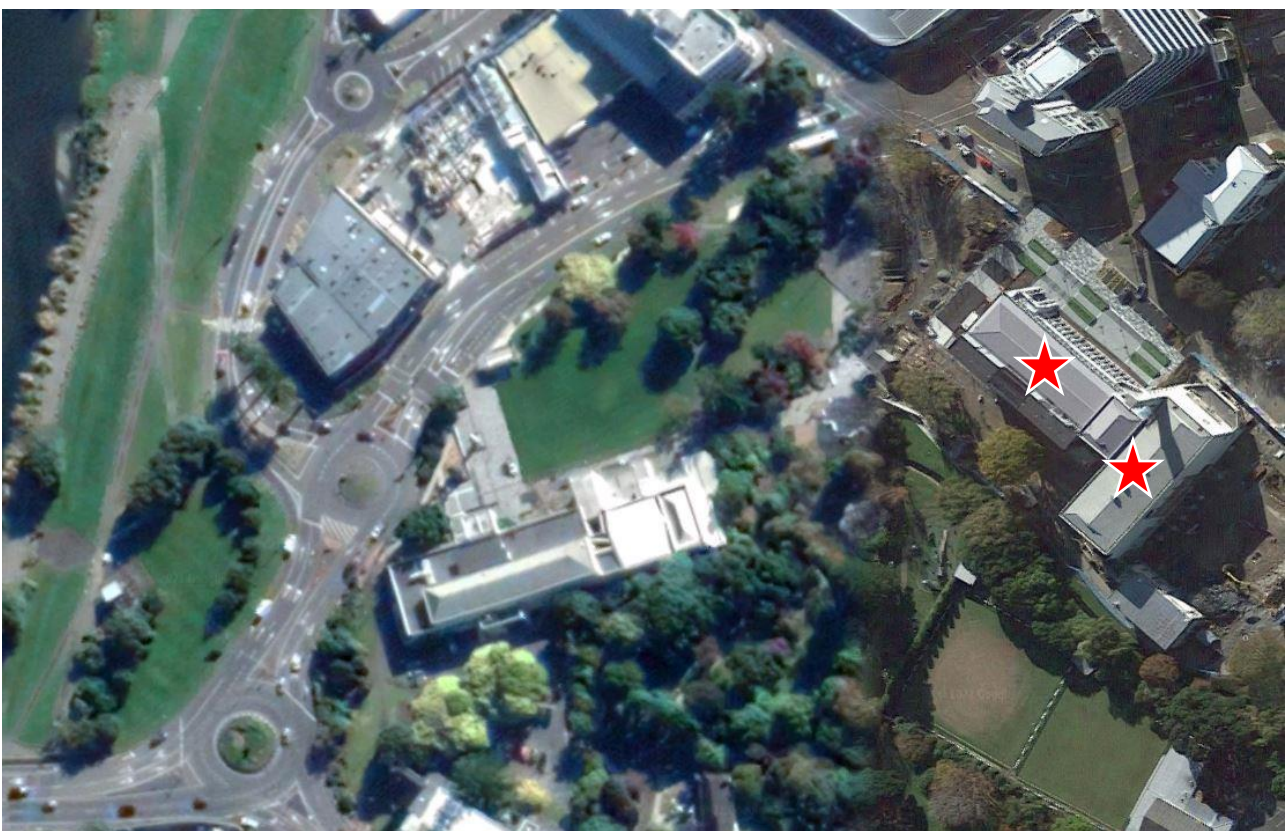


Figure 12: Aerial of the site with heritage buildings (Administration Block left, Town Hall right) indicated.

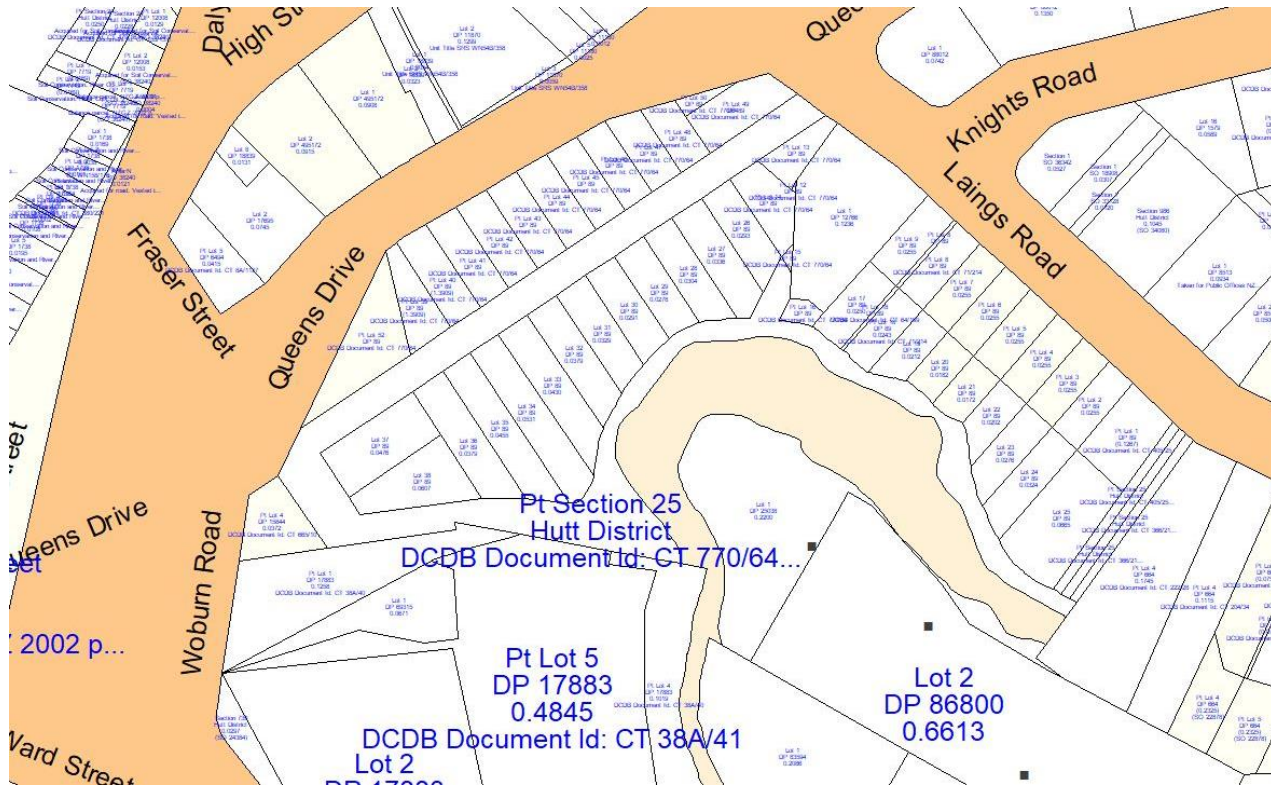


Figure 13: Map of the entire property site, still showing individual property sites which were purchased by the Council and then amalgamated to create Riddiford Gardens and the Civic Centre Area.

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-62 Little Theatre and Library (1956)

Queens Drive, Hutt Central



*Figure 1: The Little Theatre and Library.
Source: Brian Harmer*

1. Historical Summary¹

The population of the Hutt was one of the fastest growing in New Zealand in the immediate post war era and new housing, roading, flood protection, public utilities, schools and the civic centre were planned to be constructed to take account of this expansion. St James Church was designed as a critical part of the Lower Hutt city centre development. It was the first of the buildings in the centre, completed in 1953, setting the tone for the style and urban design of the future civic centre.

The next building in the civic centre to be constructed was the Memorial Library and Little Theatre buildings. Ron Muston was asked to design the buildings to match the St James in style and the building was to house

¹ Ian Bowman, *Conservation Plan for the Lower Hutt War Memorial Library*, 2003

the library, auditorium and Plunket rooms. Initial plans from Structon Group were completed in November 1951 with approval of detailed plans in early 1952. Construction began on 16 May 1952 when the first piles were driven although full design approval was not given until 16 December 1953.

Funding for the building was a combination of central and local government with the largest sum raised by local citizens - it became a true community effort with its encompassing aspect obvious from the surviving lists of citizen contributions.

The Governor-General, Lieutenant-General Sir Willoughby Norrie, laid the foundation stone on 23 July, 1953. Construction took place between 1952 and 1953 and the builders were Angus Construction who had also completed the St James Church. The Lower Hutt War Memorial Library was designed as a 'living memorial' to the dead of World War Two with the entrance to the library housing the Memorial Entrance Hall. This type of memorial was built in a conscious attempt to provide something useful to the wider community rather than a purely symbolic structure with names inscribed on it. Libraries were an unusual form of war memorial following World War Two.

The next major addition to the civic centre was the Town Hall and administration block, opened in 1957. 1959 saw the opening of the new Horticultural Hall (after the previous iteration, which was built in 1933, burned down the week of the opening of the new Administration Block) which completed the Civic Precinct. In 2002 the Lower Hutt cenotaph was installed immediately in front of the Library entrance. This emphasised the designated function of the building as a war memorial. In 2015, the memorial was shifted slightly as part of a wider landscaping process.

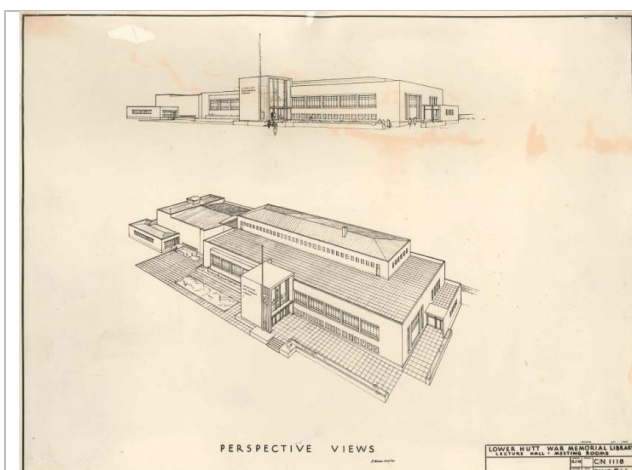


Figure 2: Plans drawn up for the design of the War Memorial Library to sit next to the Little Theatre.
Source: HCC Archives



Figure 3: The buildings under construction, 1954.
Source: HCC Archives



Figure 4: The completed buildings, 1966.
Source: HCC Archives



Figure 5: The completed buildings, 1966.
Source: HCC Archives



Figure 6: Interior of the library, undated.
Source: Petone Settlers Archives



Figure 7: Interior of the theatre, undated.
Source: Petone Settlers Archives

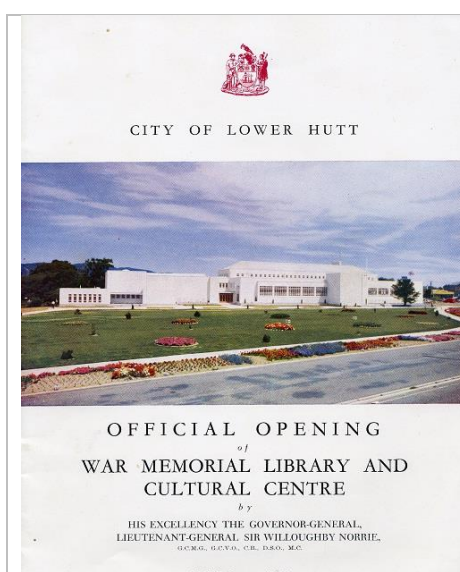


Figure 8: Pamphlet advertising the official opening of the buildings, 1956.
Source: Petone Settlers Archives



Figure 9: The buildings today.
Source: HCC

2. Physical Description

2.1 Setting - Site Description

The buildings are located on the eastern side of Queens Drive, Hutt Central, and are part of the Lower Hutt Civic Precinct which also includes:

- Town Hall
- Administration Building
- St James Church
- Riddiford Gardens

This group of buildings, but particularly the Little Theatre and War Memorial Library, are highly visible from the streetscape and feature a large grassed area immediately to their street frontages. The surrounding area is a wide range of civic, commercial, recreational, and religious spaces.

2.2 Building or Structures

The buildings are designed in alignment with the Modern Movement aesthetic of the International style. The forms of the buildings are overlapping, severely rectangular yet with both flat and hipped roofs. Openings are either single or in grouped and arranged in bands. Large window openings are provided in the main library space for good natural lighting. The rectangular nature of the design is reinforced with raised lines on the exterior render to imitate ashlar stone.

The buildings have a rectangular plan form with a double height extension to the North for the entrance porch and a smaller extension to the south for another entrance. The ground floor has a double height 'L' plan for public library activities, toilets to the east and a rectangular staff area to the south east corner.

2.3 Existing Listing/Scheduling Status

The place is not individually listed with HNZPT, however it is included in the Lower Hutt Civic Centre Historic Area listing (#7520). It is currently scheduled within HCC's existing Heritage Inventory - Appendix 2.

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with the total redesign of Lower Hutt's Civic Centre in the 1950's-1960's, all completed in the Modernist Movement design style.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: High Explanation: The place is associated with both World Wars as a memorial building designed to serve as a 'useful' public monument.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The place is associated with Structon Architects, a prominent firm heavily involved in many high profile buildings in the area at the time; and Ron Muston, another prominent architect who also designed St James Church.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: The place has high social value for its significance to the Lower Hutt community – it contributes to an understanding of civic buildings practices and aesthetic styles in the area at the time.

3.2 Physical Values	High
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	Level of Significance: Unknown Explanation: It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
	Level of Significance: High

² Criteria taken from GWRC RPS.

ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Explanation: The place has high architectural value for its intact Modern Movement design elements and overall architectural style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place are important to understanding the significance to the place.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place utilised standard technology and construction materials and methodologies for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Exceptional
	Explanation: Other some minor alterations and additions required to keep the buildings fit for purpose, they are remarkably authentic to their original construction.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None
	Explanation: As the building was constructed in the mid-20 th century, it has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional
	Explanation: The place has group value as a contributing element of the Lower Hutt Civic Centre, and is a prominent feature of the streetscape with landmark value.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The buildings have high sentimental value for their associations with the Lower Hutt Community as a whole.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High
	Explanation: The buildings have high recognition value as they are very well known by the local community and contribute to a sense of shared history and identity.

3.4 Tangata Whenua Values³

i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.

Level of Significance: Not Assessed

Explanation: Not Assessed

3.5 Rarity

Exceptional

i) Rarity - the place is unique or rare within the district or region.

Level of Significance: Exceptional

Explanation: The War Memorial Library is one of only two such buildings in New Zealand, the other being a similar structure in Hastings.

3.6 Representativeness

High

i) Representativeness - the place is a good example of its type, era or class it represents.

Level of Significance: High

Explanation: The place is a good example of its typology.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-62
Legal Description	TBC
Parcel ID	TBC
Thematic Reference	Civic/Modern Movement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Listed Historic Area HCC Appendix 2
Recommended Changes	Remove from HCC Appendix 2 and place in HCC Appendix 1
Extent of Place/Listing	See Section 4.2 Below
Interiors Included?	N/A
Primary Feature of Listing:	Little Theatre and War Memorial Library
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4.2 Site Extent

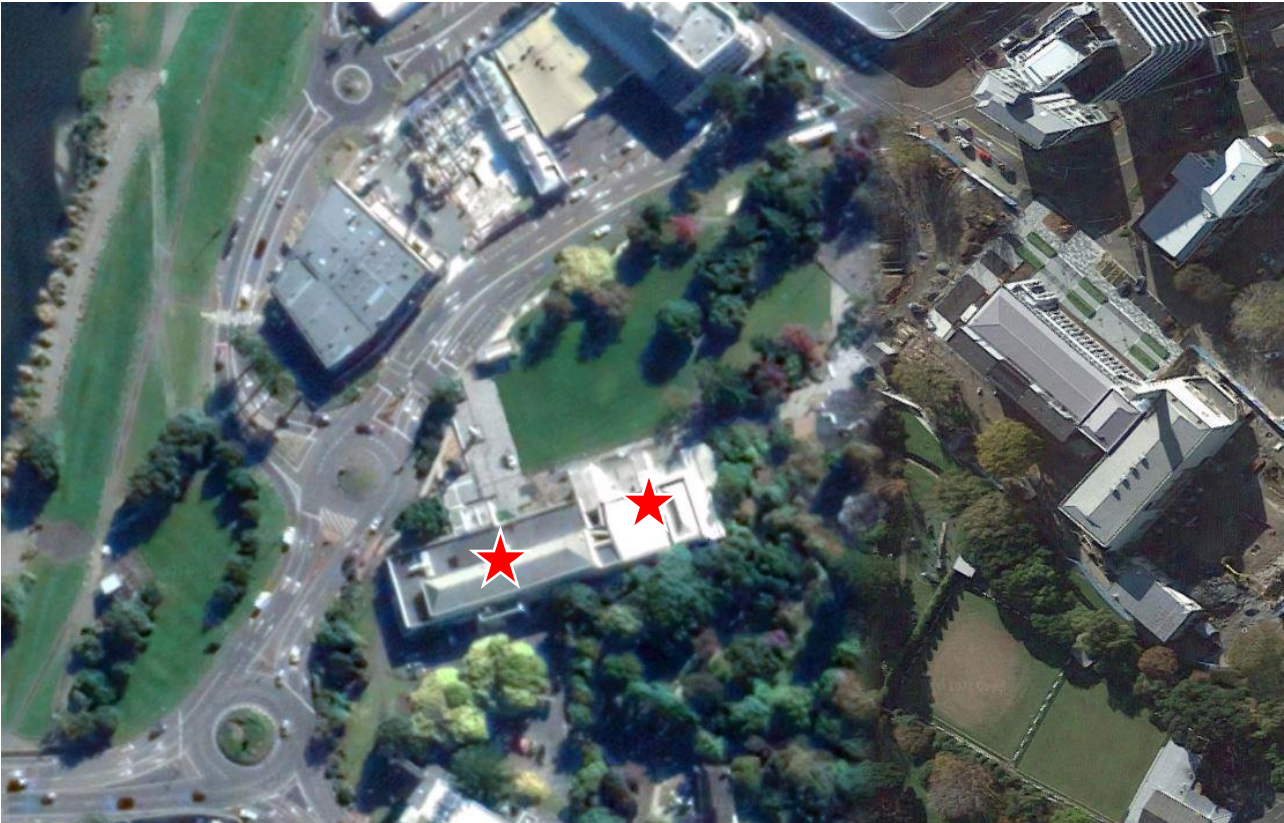


Figure 10: Aerial of the site with heritage buildings (War Memorial Library left, Little Theatre right) indicated.

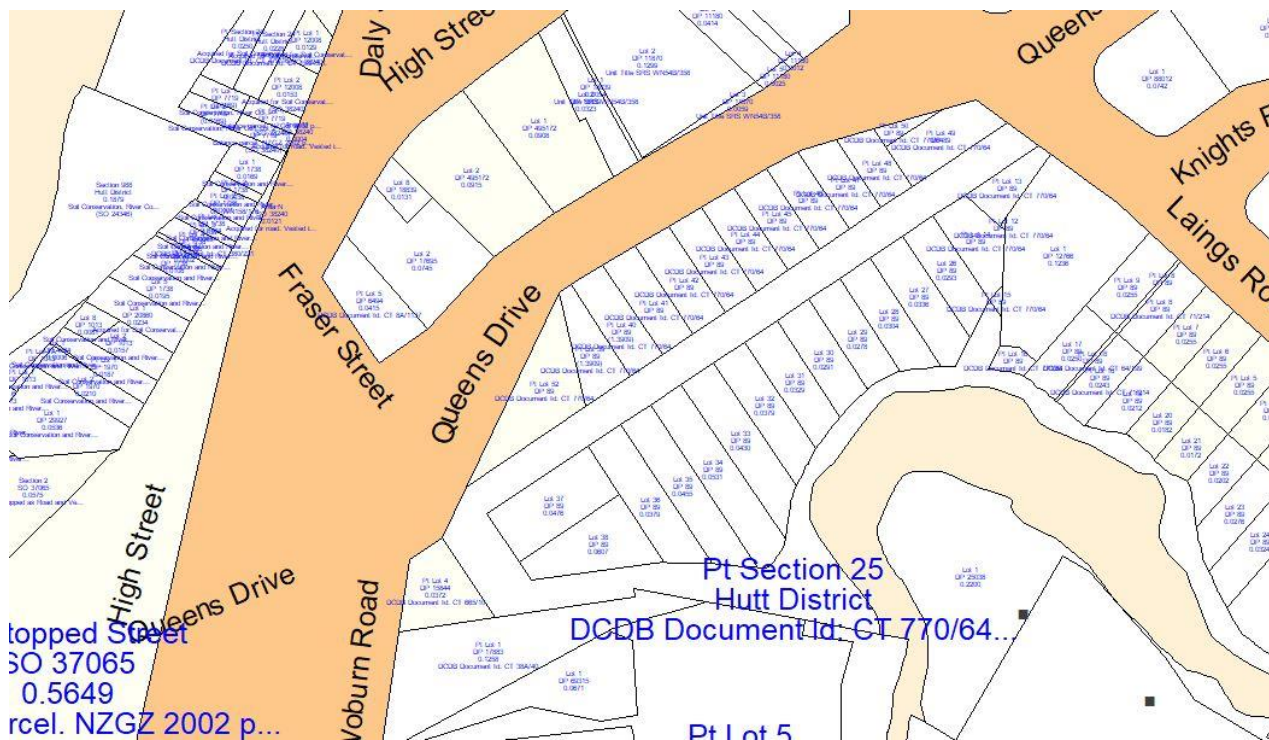


Figure 11: Map of the entire property site, still showing individual property sites which were purchased by the Council and then amalgamated to create Riddiford Gardens and the Civic Centre Area.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-63 St James Church (1953)

59-61 Woburn Road, Hutt Central



*Figure 1: St James Church.
Source: NZPlaces*

1. Historical Summary¹

The population of the Hutt was one of the fastest growing in New Zealand in the immediate post war era and new housing, roading, flood protection, public utilities, schools and the civic centre were planned to be constructed to take account of this expansion. St James Church was the first of the buildings in the centre, completed in 1953, setting the tone for the style and urban design of the future civic centre. The present St

¹ Ian Bowman, *Conservation Plan for the Lower Hutt War Memorial Library*, 2003; and <http://www.stjames.net.nz.preview.on.net.nz/about/history/st-james-history>

James Church building is the fourth Hutt Valley church to hold that name. It was constructed in 1953, to replace the previous wooden building destroyed by fire in 1946. The design of the building by Ron Muston of the Structon Group was awarded a New Zealand Institute of Architects Gold Medal in 1954.

At the time of the mid-twentieth century Modern Movement, the Gothic style still held sway in New Zealand for church design, as with the remainder of the Western world. The design of this modern church is a break with the traditional forms, yet it retains a spiritual quality that is both inspirational and stimulating. Since its construction the church has been recognised as a distinctive and important example of modern New Zealand church architecture. Some changes have been made to the building since 1953, including the raising of the choir stalls area, the removal of much of the original Formica and the construction of the David Wylie foyer in the entrance area to provide a more welcoming and functional approach to the Church.

The next building in the civic centre to be constructed was the Memorial Library and Little Theatre buildings in 1956. Following this was the Town Hall and Administration Block in 1957. 1959 saw the opening of the new Horticultural Hall (after the previous iteration, which was built in 1933, burned down the week of the opening of the new Administration Block) which completed the Civic Precinct.



Figure 2: The completed church, 1953.
Source: HCC Archives



Figure 3: QEII visits the completed church, 1953.
Source: HCC Archives



Figure 4: The completed church, 1955.
Source: HCC Archives



Figure 5: Aerial of the new Civic Centre, including St James Church, 1957.
Source: HCC Archives

2. Physical Description

2.1 Setting - Site Description

The buildings are located on the southern side of Laings Road, Hutt Central, and are part of the Lower Hutt Civic Precinct which also includes:

- Little Theatre and War Memorial Library
- Administration Block and Town Hall
- Riddiford Gardens

This group of buildings are highly visible from the streetscape. The surrounding area is a wide range of civic, commercial, recreational, and religious spaces.

2.2 Building or Structures²

The church is designed in the Modern Movement style, and was intended to set the tone for the other buildings to be constructed in the Civic Centre. The large, block form of the church is highly unusual for church architecture which traditionally forms gabled structures with spires and an emphasis on verticality. The main body of the church has a slightly gabled roof which is virtually flat, with long rectangular windows inset into the side elevations with a slightly protruding ground floor. The tower projects vertically and appears as layers of blocks stacked upon one another with a cross at the apex of the structure. The clean lines, rectilinear forms, and lack of ornamentation is typical of the Modern Movement style.

2.3 Existing Listing/Scheduling Status

The place is not individually listed with HNZPT, however it is included in the Lower Hutt Civic Centre Historic Area listing (#7520). It is currently scheduled within HCC's existing Heritage Inventory - Appendix 2.

3. Evaluation³

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with the total redesign of Lower Hutt's Civic Centre in the 1950's-1960's, all completed in the Modernist Movement design style – St James Church was the first of these buildings to be completed.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: Moderate Explanation: The place is connected to a royal visit from Queen Elizabeth II in 1954.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The place is associated with Structon Architects - a prominent architectural firm in the area at the time; and with director of Structon Architects Ron Muston who won the gold medal of the New Zealand Institute of Architects for his St James design.
	Level of Significance: High

² Ian Bowman, Conservation Plans for Town Hall and Administration Block, 2002

³ Criteria taken from GWRC RPS.

iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Explanation: The place has high social value for its significance to the Lower Hutt community – it contributes to an understanding of civic buildings practices and aesthetic styles in the area at the time.
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3.2 Physical Values	Exceptional
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The place has exceptional architectural value for its groundbreaking Modern Movement design which broke the mould of traditional church architecture and landed its designer – Ron Muston – with the NZIA Gold Medal.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place are important to understanding the significance to the place.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place utilised standard technology and construction materials and methodologies for the time period.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: Despite some modifications, St James Church has high authenticity.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the buildings were constructed in the mid-20 th century, they have no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: The place has group value as a contributing element of the Lower Hutt Civic Centre, and is a prominent feature of the streetscape with landmark value.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political,	Level of Significance: High Explanation: The church has high sentimental value for its spiritual and religious associations.

<i>social, religious, ethnic, national, symbolic or commemorative reasons.</i>	
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	<p>Level of Significance: High</p> <p>Explanation: The place has high recognition value as it is very well known by the local community and contributes to a sense of shared history and identity.</p>

3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<p>Level of Significance: Not Assessed</p> <p>Explanation: Not Assessed</p>

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	<p>Level of Significance: High</p> <p>Explanation: The church has high rarity value as a Modernist designed church which breaks with the architectural norms of religious structures.</p>

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	<p>Level of Significance: High</p> <p>Explanation: The place is a good example of its typology.</p>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-63
Legal Description	Lot 2 DP 17883
Parcel ID	3870780
Thematic Reference	Religion/Modern Movement
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	HNZPT Listed Historic Area HCC Appendix 2
Recommended Changes	Remove from HCC Appendix 2 and place in HCC Appendix 1
Extent of Place/Listing	See Section 4.2 Below
Interiors Included?	N/A
Primary Feature of Listing:	St James Church (1953)
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4.2 Site Extent

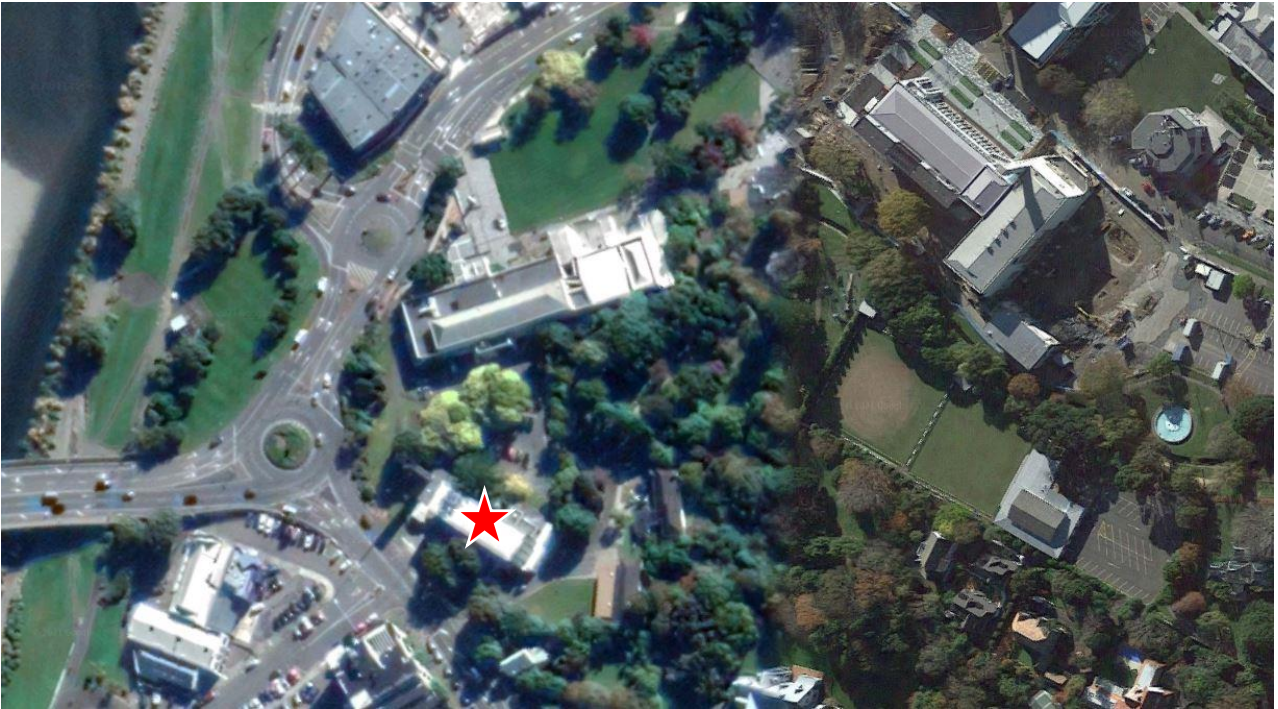


Figure 6: Aerial of the site with heritage buildings (Administration Block left, Town Hall right) indicated.



Figure 7: Map of the entire property site.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
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Hutt City Council Heritage Inventory Assessment Form



H1-64 Naenae Post Office (1959)

27 Hillary Court, Naenae



Figure 1: The former Naenae Post Office at 27 Hillary Court, Naenae.

1. Historical Summary¹

Following the First World War, the Reform government established a poultry and market garden settlement for partially disabled servicemen in Naenae and the area became Wellington's main market garden. In the late 1930s the Labour government proclaimed the land as the site for its new state housing scheme. Market gardeners relocated to Ōtaki, and Naenae and its neighbouring communities of Epuni and Taitā were built as state housing suburbs.

¹ HNZPT List Entry

The spatial and social planning of these suburbs was strongly informed by garden city ideology. Naenae is the best realisation of this planning idea in New Zealand and its most innovative social housing suburb. The scheme's lead planner was the prominent architect Ernst Plischke, 'one of the foremost early exponents of modernism in New Zealand architecture'. Streets, services and amenities were designed to encourage social interaction and the development of a community spirit. This was especially evident in Naenae. Its 1943 plan featured a substantial community centre designed in the modernist style. This was based on St Mark's Square in Venice and included pedestrian squares, shops, offices, public amenities, and a tower (akin to a campanile) to relieve the horizontal line of the buildings.

Due to the pressure to build houses first, the community centre was delayed until 1951. By then Plischke had left government service and other Ministry of Works (MOW) architects finalised the plan. Most of the space would be given over to shops, but it would also include a cinema, hotel and professional offices. It was to be New Zealand's biggest and most costly pre-planned centre and its first comprehensively planned commercial centre and purpose-built pedestrian mall. The form owed much to Plischke's original plan of pedestrian courts with car parking assigned to the centre's edges. The centre's main axis ran from the railway station, through the shopping court, to the Olympic swimming pool. In 1953 the government invited applications for sites in the complex. All buildings had to be constructed in a modernist style and have common parapet and veranda heights. These restrictions increased both architectural unity and streetscape appeal of the complex. The centre was built in a piecemeal fashion in the following years and named Hillary Court after the national hero Edmund Hillary, who had recently been the first person to summit Mt Everest.

The post office site was the last to be developed. From the late 1940s the Post and Telegraph Department experienced rapid growth, spurred by increasing demand for its communication and financial services. This made it among the largest and most widely spread businesses in New Zealand. As the Postmaster General Walter Broadfoot stated in 1954, the post office was 'closely bound up with the economic and social life of the country. Its activities concern every business, every family unit, and every citizen.' The importance of the post office in national life was reinforced by the fact that official distances were measured from one post office to the next.

The post office had long been a social hub in communities – a place to post letters, bank, or chat with neighbours – and was typically among the most impressive public buildings. As the Postmaster General again explained:

"The post office is often one of the architectural features of a town or suburb and because of this an effort is always made to ensure the building is aesthetically pleasing. In planning the layout of a commercial area in new suburbs, the planner usually endeavours to make the post office the focal point. This in turn calls for a high standard of design in planning the building."

Due to a paucity of archival evidence, the building's post-1960s history is patchy. There are many anecdotal reports about the importance of the building in daily community life. A popular collective memory is how teenagers would scale the clock tower as a local rite of passage. The practice damaged the clock mechanism in 1979 and led to the tower's brick lattice work being filled in to stop would-be climbers. In 1984, substantial modifications to the building were proposed, which would have added a second storey to the structure and radically reconfigured interior spaces. In the end changes appear to have been restricted to renovating the public service area (which likely included the removal of the original counter and lighting), replacing the fabric roof with an iron one, installing new entrance doors, plastering over lattice brick work above the western parapet, and the repainting of the interior and exterior. It might have been at this time that the Guy Ngan mural was taken down. Its location and whether it still exists is uncertain.

The original clock was removed from the tower in 1991 and apparently dumped at a local tip. A new clock was installed around 2002 after publican Gary O'Keefe campaigned for its reinstatement, arguing that it was 'greatly missed'. He recalled 'setting his watch by the Post Office clock during the 1960s in his way to and from school' and reported that 'hotel patrons still talk about the clock'. In 2015 New Zealand Post closed its Naenae branch and sold the building to private buyers.

Naenae Post Office (Former) served as a business and social hub for the local community almost 60 years. The high quality of its design and construction symbolised the importance of the post office in daily life and its 2015 closure conversely represents the institution's rapid decline since the early 2000s. With the purpose-built post office a vanishing building type in New Zealand, the historical and cultural significance of this building already increases.



Figure 2: The post office under construction, 1959.
Source: ATL, ID: PAColl-0614-1



Figure 3: People gather outside the post office, 1959.
Source: ATL, ID: EP-1959-4123-F



Modern Post Office at Naenae, Hutt Valley

Figure 4: The post office and wider surrounds, 1960.
Source: Te Ara

2. Physical Description

2.1 Setting - Site Description

The post office and tower are located at 27 Hillary Court, a shopping mall in Naenae. The building and associated tower are on the corner of the square, making them highly prominent and visible to the streetscape. The surrounding area is comprised of small scale commercial shops with an open square immediately to the northwest of the post office.

2.2 Building or Structures Description²

The post office is a simple one storey structure with the attached clocktower rising upwards from it. The post office and tower demonstrate a transition from Bauhaus-influenced international modernism towards the Brutalist architectural style, using high quality materials and fixtures, and is the best example of a small modernist post office from this period in New Zealand. The place's high aesthetic value is exemplified by the dramatic contrast between the strong horizontal lines of the building and the soaring verticality of its tower.

2.3 Existing Listing/Scheduling Status

The place is was listed with HNZPT in April 2020, and scheduled in HCC's existing Heritage Inventory - Appendix 2.

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with the building boom in the 1940's-1950's in Lower Hutt tied to the new housing suburbs being built in the region.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected with any particular historic event in history.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The place is associated with prominent Modernist architect Ernst Plischke, who drew up the initial plans for Hillary Court (though had left NZ by the time the post office and tower were underway), as well as the Ministry of Works under Government Architect Gordon Wilson and District Architect John Blake-Kelly who took over the project.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: The place has high social value for its significance to the Naenae community.

3.2 Physical Values	High
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	Level of Significance: Unknown Explanation: The archaeological value of the site is unknown. The place is not registered on ArchSite.
	Level of Significance: High

² HNZPT List Entry

³ Criteria taken from GWRC RPS.

ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Explanation: The place has high architectural value for its modernist design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the building are important to understanding the significance of the place.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The place is highly authentic and has undergone little change, giving it high integrity value.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the place was built in the mid-20 th century, it has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as a wider scheme designed for Naenae, and townscape value as a highly visible element of the streetscape which serves as a local landmark.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: Moderate Explanation: The place has moderate sentimental value for its value to the local community.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place has high recognition value as it is well known by the local community and contributes to a sense of shared history and identity in the Naenae area.

3.4 Tangata Whenua Values⁴	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: High Explanation: The place has high rarity value as the centrepiece of a wider civic scheme.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-64
Legal Description	Pt Lot 1 DP 15073 and Section 1 SO 24113
Parcel ID	3851273 and 3981371
Thematic Reference	Modern Movement/Civic
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Listed Cat I, HCC Appendix 2
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	See Section 4.2 Below
Primary Feature of Listing:	1959 Post Office and Tower
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4.2 Site Extent



Figure 5: Aerial of the site with heritage buildings indicated.

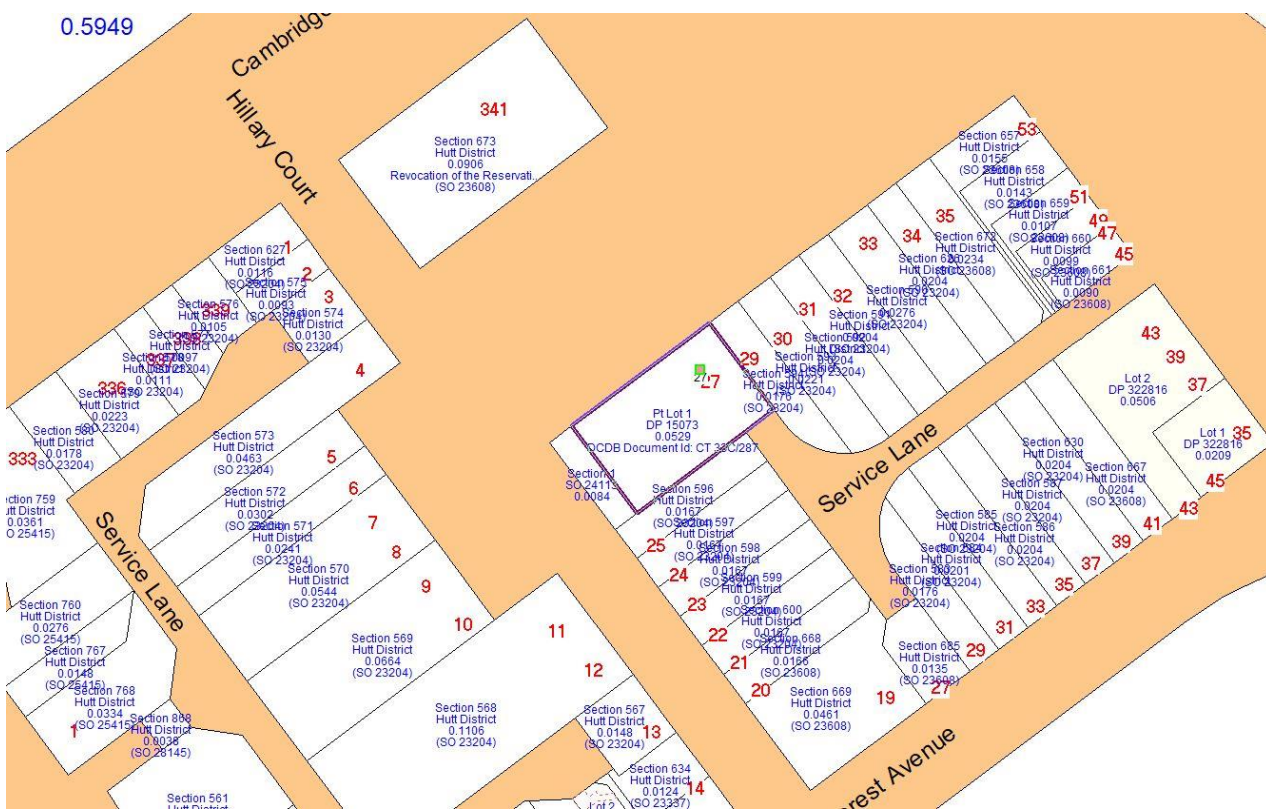


Figure 6: Map of the property site (Pt Lot 1 DP 15073).

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

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Hutt City Council Heritage Inventory Assessment Form



H1-65 Petone Memorial Technical College (Former) – Weltec Campus

23 Kensington Avenue and Buick Street



Figure 1: Former Classroom Building of the Petone Memorial College, HNZPT.

1. Historical Summary¹

Constructed between 1909 and 1967, Petone Memorial Technical College (Former) forms the nucleus of the Wellington Institute of Technology's (WelTec) Petone campus. The Buick Street brick and iron entrance gates and fencing date from this important local vocational training provider's earliest developmental phase.

¹ HNZPT – List Entry 9752

The Stripped Classical 1930s Workshop and timber former Classroom (1936) buildings, as well as the later Modernist concrete Workshops (1967), have architectural significance as representative examples of multi-storeyed educational buildings from their respective eras. Petone Memorial Technical College (Former) has historic significance because the trades and applied courses taught there contributed to the area's prominence as manufacturing centre in the middle decades of the twentieth century. The complex has on-going social significance for the WelTec community because the buildings are key learning and administration spaces important to the delivery of its programmes.

Named after Pito-one pā, Petone was also the site of several other pā and kainga, created over centuries of settlement and migration to and through the Te Whanganui-a-Tara area. Likewise, Europeans were attracted to the harbour and resources, with Petone becoming the site of the New Zealand Company's first settlement and in the 1870s it began developing into the Wellington region's industrial hub.

Recognising a local need, and in step with New Zealand's developing adult education and vocational training sector, in the early twentieth century Petone community leaders banded together to create the Petone Technical School (established 1904). On Petone Borough Council (PCB) land provided for the purpose, the school found its home on the edge of the Recreation Ground, and was soon bounded by fencing and gates that signposted the PBC's involvement. By the late 1920s demand for the institution's courses meant it was necessary to purchase adjoining residential sections and develop the campus in the 1930s.

The Workshops, designed by the Public Works Department under Government Architect John Thomas Mair and opened in 1932, displays a robust and austere version of Stripped Classical architecture appropriate to its combined educational and industrial function. It was also Petone's first steel framed building, reflecting the focus on seismic resilience following a quick succession of destructive earthquakes in the period. Bertie Fleming Kelly designed the sympathetic third floor Workshops addition (1935-36). Kelly's design for the Classroom building complements the earlier Workshops in style and seismic considerations, but, given its use and prominent position in the campus, is more ornate and celebrates timber throughout. The second Workshops, designed in 1963 by Houghton and Mair (John Lindsay Mair was John Thomas Mair's son), fronts onto Kensington Avenue and is a distinctive feature in the streetscape, especially because of its characteristically Modern and striking folded roof.

Since the 1960s, the institution has gone from being a centralised provider of trade and technical courses, back to a local institute and then became Hutt Valley Polytechnic in 1987. The 1990s shake-up of the sector eventually led to the re-amalgamation of the polytechnic and the Central Institute of Technology, to create WelTec in 2001. To mark this and recognise the contemporary needs of the institution, the three buildings were altered between 2001 and 2002 to varying degrees. Designgroup Stapleton Elliott undertook interior changes in the 1930s Workshops and former Classroom building to adapt it to administrative use, and an extra floor was incorporated into the 1967 Workshops. The buildings remain integral facilities within the campus which has been under a joint governance structure with Whitireia Community Polytechnic since 2015-16.

The information below is from the CLD assessments which accompanied the nomination form:

Administration Building:

The Administration building known as Block A within the WelTec campus is an impressive wooden building constructed at a time of expansion for the then Hutt Valley Memorial Technical College. Set on the boundary of the Petone Recreation ground the building has historic, social and architectural significance as the administrative hub of the institution, designed in the Neo-Georgian style its symmetry and proportions, the building has served as an office and teaching space for thousands of students attending day and night classes.

The progenitor institution for WelTec was the Petone Technical College which was founded in 1904 by a number of businessmen, politicians and educators that saw the need for the continuing education of young people after leaving primary school. Schools like the one established at Petone were known as technical high schools or colleges, and were a New Zealand innovation.

Classes were offered in a number of make-shift buildings until the first building on the Buick site was erected in 1908. This two storey brick building was to serve the needs of the Technical College for a number of decades but with a burgeoning roll and the institution serving a dual function as a co-educational technical high school during the day and a technical institute by night, a new building was required.

In 1936 the brick building was demolished to make way for the new two storey wooden building designed by the architect Bertie Fleming Kelly (1888-1962) in 1935. Kelly was architect to the Board of Managers of the College in 1935. He was joined in practice by Lindsay Mair, the son of Government Architect John Mair, from

the mid-1940s and the firm Kelly and Mair completed a number of alterations and additions to the buildings on the campus. On the 20 April 1936 Peter Fraser, Minister of Education, conducted a ceremony to lay the foundation stone at the new technical college building. It was the first foundation stone that Peter Fraser laid and he was presented with an ornamental silver trowel by the builder J.H. Meyer.

The building is designed in the neo-Georgian style with a central portico entrance and symmetrical wings and window arrangements on either side of the entry. Constructed in timber with wooden joinery the materials chosen reflected the College Board's concern over earthquake safety in the wake of the Murchinson and Hawkesbay earthquakes. The building has a low pitched hipped roofline and originally has ceramic roofing tiles that were replaced with a lighter material in 2010.

The building has retained a high level of authenticity in its exterior and interior. A comparable building is the Horowhenua College Main Building in Levin. Designed by Kelly and built in 1938, the building is recorded in the New Zealand Heritage List (List no.4078) and is an authentic example of the Neo-Georgian style; an illustrative example of education architecture on the eve of World War Two and a fine example of Kelly's work.

Over time the institution developed its curriculum and its functions. These changes have been documented through various name changes that Susan Butterworth describes as an 'educational chameleon'. These changes have also seen a number of buildings added to the campus and some internal changes to level 1 by the architecture firm Designgroup Stapleton Elliot. The Administration building continues to be used by WelTec for admin and teaching purposes.

Workshops, B Block

The distinctive modernist building that is B Block was designed in 1963 but was completed in 1967. Set between Kensington Avenue and the Petone Recreation ground the workshops building has historic, architectural and social values for its construction at a time of change for the institution, its design that is representative of the Modern Movement and its continued use as a teaching space for WelTec.

The new building was proposed at a time when the institution was going through a major restructure with the movement of some classes and courses to the proposed Heretaunga site and the apprenticeship, trade and local technical classes staying at the Petone. The workshops building was symbolic of this event and "was the first stage in creating a new regional institute."

The new workshops (B Block) for building and engineering training were designed in 1963 by the firm Haughton and Mair (Robert Haughton and Lindsay Mair). Mair had formally been in practice with Bertie Fleming, who had been architect to the Board of Managers for the College from the 1930s to the 1950s. However, the building was not completed until 1967 due to changes for the school and the establishment of the Central Institute of Technology campus at Heretaunga.

The eye catching zigzag roof line has a series of clerestory windows facing south that emit natural light into the building. The roofline is an "archetypal" design of the Modern Movement and is an interesting blend of the institutional and the industrial. The building is constructed of reinforced concrete slabs and concrete blocks, metal joinery and steel beams. The exterior and interior have designs etched into the concrete to create interest and adds to its playfulness. The exterior the building remains authentic in its design and materials and is representative of the Modern Movement style.

Internal structural changes were made by the architecture firm DGSE in 2001. The changes involved creating connectivity between the workshop buildings, converting the workshops into classrooms and the insertion of a new floor. Change to the exterior walls was required for the new floor and the incorporation of lower level windows for the ground floor classrooms. This change is in keeping with the "architectural language of the original building by adhering to the set out of the original steel windows." The work by the architects was awarded the New Zealand Institute of Architects Resene Local Award (Education) in 2002. The adaptive reuse of the building and its setting next to the former workshop building creates a strong presence on the Kensington Avenue site.

Workshops, C Block

The Workshops (Former) building is located on Kensington Avenue and stands as the oldest institutional building on the WelTec campus site in Petone. The building has historic, architectural and social values relating to its construction as purpose-built workshops that would train generations of young people in trade apprenticeships and continue its role in education into the twenty-first century.

The progenitor institution for WelTec was the Petone Technical College which was founded in 1904 by a number of businessmen, politicians and educators that saw the need for the continuing education of young

people after leaving primary school. Schools like the one established as Petone were known as technical high schools or colleges, and were a New Zealand innovation. Classes were offered in a number of make-shift buildings until the first building on the Buick site was erected in 1908.

As the curriculum developed and the institution grew, plans for a new workshops building on Kensington Street for the Petone Technical High School were made public in 1930. The new workshop building was badly needed due to an expanding role and the number of technical courses that were being offered, especially those of motor mechanics and cabinet making, which the director of the college at the time described as a “necessity in a community like Petone.” Tenders for the erection of the building were called for in April 1931 and construction began in June of that year. The building was completed at the beginning of 1932 and officially opened on 20 April 1932 by the Governor-General Lord Bledisloe.

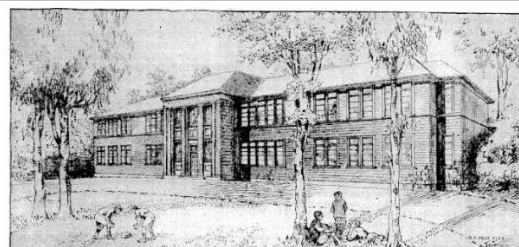
The first two storeys of the Workshop Block that fronts Kensington Street were completed in 1932. Designed by the Government Architect’s office under the leadership of John Thomas Mair (1876-1959), the workshops were built by the local firm J.H. Meyer and Co. The building was designed using the more modern construction methods of the time, that of concrete and structural steel rather than brick and timber. Designed in an industrial art-deco style the building makes use of symmetry and a large amount of glazing to make the most of natural light. At the time of its construction on the Kensington Street site it must have been a striking building with its surrounding one storey bungalow neighbours.

The design lent itself to additions and in 1935-1936 a top storey consisting of timber and plastered to match the existing building was erected in. A pitched roof was added to make room for the addition and a single storey building was erected to the rear of the existing building as a workshop for motor engineering. The drawings were by Bertie Fleming Kelly (1888-1962) who was architect to the Board of Managers of the College at the time. He was joined in practice by Lindsay Mair, the son of Government Architect John Mair, from the mid-1940s and the firm Kelly and Mair completed a number of alterations and additions to the buildings on the campus. Another workshop block in the same proportions and style to the Kensington Avenue block as added to the rear and backs onto Petone Recreation ground. It is assumed that this block was designed by Kelly and Mair and was added in the late 1940s or early 50s.

The building has undergone a major structural and seismic upgrade which took place circa 2010. Internal changes have been made to upgrade and modernise the building for teaching purposes and create better access and connectivity with the adjacent building. The original steel framed windows were replaced, and a chimney removed. The external appearance of the building remains intact and is a vivid reminder of inter-war institutional architecture and the adaptive reuse of a building for educational purposes.



Figure 2: The original brick classrooms of the Petone Memorial Technical College, photographed in 1935 prior to their demolition.
Source: ATL, ID: PAColl-6301-37



“Sport and General” Phot
TELEVISION IN PARIS.—An actor performing before the television apparatus in the new Central Telephone Office, Rue de Grenelle, Paris, recently opened. In the foreground are powerful reflectors which give the necessary lighting.
PETONE’S NEW TECHNICAL COLLEGE.—Architect’s drawing of the front elevation of the new building which is to replace the old Petone Memorial Technical College. A start is to be made on Monday in pulling down the present building to make way for the new structure.

Figure 3: Newspaper article with an architect’s drawing of the new Petone Memorial Technical College building, 1935.
Source: Evening Post, 14 December 1935

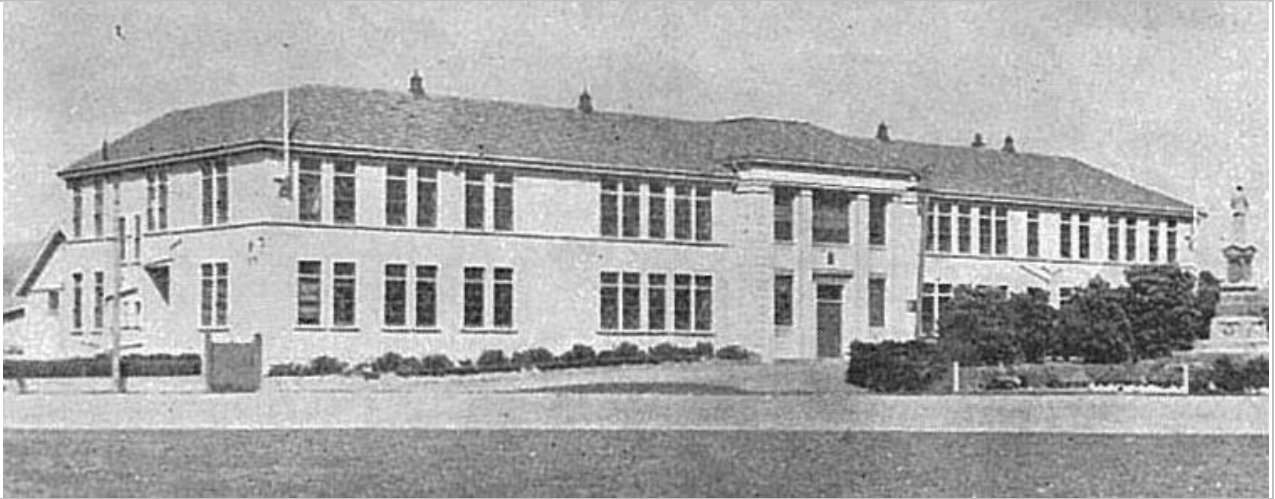


Figure 4: The new Petone Memorial College Building, also known as the Hutt Valley Memorial Technical College, undated.
Source: Petone's First 100 Years



Figure 5: The Administration Block, or A Block, built in 1932 to replace an older brick building.
Source: HNZPT



Figure 6: The B Block Workshops building from Kensington Ave (1967).
Source: HNZPT



Figure 7: The C Block Workshops building from Kensington Ave (1932)
Source: HNZPT



Figure 8: Buick Street entrance and gates (1909).
Source: HNZPT



Figure 9: Administration Block entrance.
Source: HNZPT

2. Physical Description

2.1 Setting - Site Description

The site of the Former Petone Memorial College, now known as Weltec, sits at the southeastern corner of the Petone Memorial Grounds. It has access points at the eastern end of Kirks Avenue and the northern end of Buick Street where the 1909 gates and fencing and A Block are located, and also faces onto Kensington Avenue to the east where B and C Blocks are located. The site is bordered by residential properties to both the south and the south.

2.2 Building or Structures

The campus has three buildings which have been identified as having heritage value, known as A Block, B Block, and C Block. The attributes of each of these are described in the Historical Narrative section at the front of this report. The 1909 gates and brick pillars on Buick Street are also of heritage value.

2.3 Existing Listing/Scheduling Status

The place is listed as a Category II Heritage Place with HNZPT (9752), listed in April 2021 and including A, B, and C Blocks. The place is not currently scheduled within HCC's District Plan. The building was nominated for inclusion in the 2011 Heritage Inventory review, and has been nominated for inclusion in the current Heritage Inventory review by HNZPT.

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: <i>The former Petone Memorial College is associated with the theme of education since the early 20th century.</i>

² Criteria taken from GWRC RPS.

ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The Former Petone Memorial College is not known to be connected with any particular historic event in history.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The Former Petone Memorial College is associated with prominent companies Fletcher Construction Company and the Ministry of Works, both of whom worked on the building during multiple stages of its ongoing development.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place has high social value for its contribution to continuous education for more than a century.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The three different buildings each demonstrate notable design elements, styles, and other architectural values from their respective periods of time.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the former Petone Memorial College are of high significance. The campus has been the site of educational facilities for more than a century, and has undergone numerous phases of development to continue to deliver that education to its students.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The former Petone Memorial College demonstrates traditional technological methods and use of materials for its various time periods.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The former Petone Memorial College buildings are relatively intact from their original construction dates, though have undergone some degree of modification over time to ensure that they are fit for purpose.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As an early 20 th century educational facility, the place has moderate significance for its age in the context of human occupation of the Wellington region.

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Moderate
	Explanation: The former Petone Memorial College does not have any known group value, but is recognised by locals as a landmark of sorts.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The former Petone Memorial College has high sentimental value for the generations of students who attended the school.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High
	Explanation: The former Petone Memorial College has high recognition value as the place is well-known in the local community and contributes to a sense of shared history and identity in the Petone area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed
	Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate
	Explanation: The former Petone Memorial College has moderate rarity value as a collection of educational buildings of different architectural periods.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High
	Explanation: The independent buildings which make up the former Petone Memorial College are good examples of their respective design typologies.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-65
Legal Description	Section 1 SO 24800, Lot 8 DP 1968, and Part Lot 6 DP 1968
Parcel ID	4005644, 3845093, and 3931463
Thematic Reference	Education/Modern Movement
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Cat II
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building footprints and immediate extent of place
Primary Feature of Listing:	Block A, Block B, Block C, Buick St Gates
Non-Contributing Fabric/Exclusions:	Other buildings on site
Other Notes:	None

4.2 Site Extent



Figure 10: Aerial of the site with heritage buildings indicated.

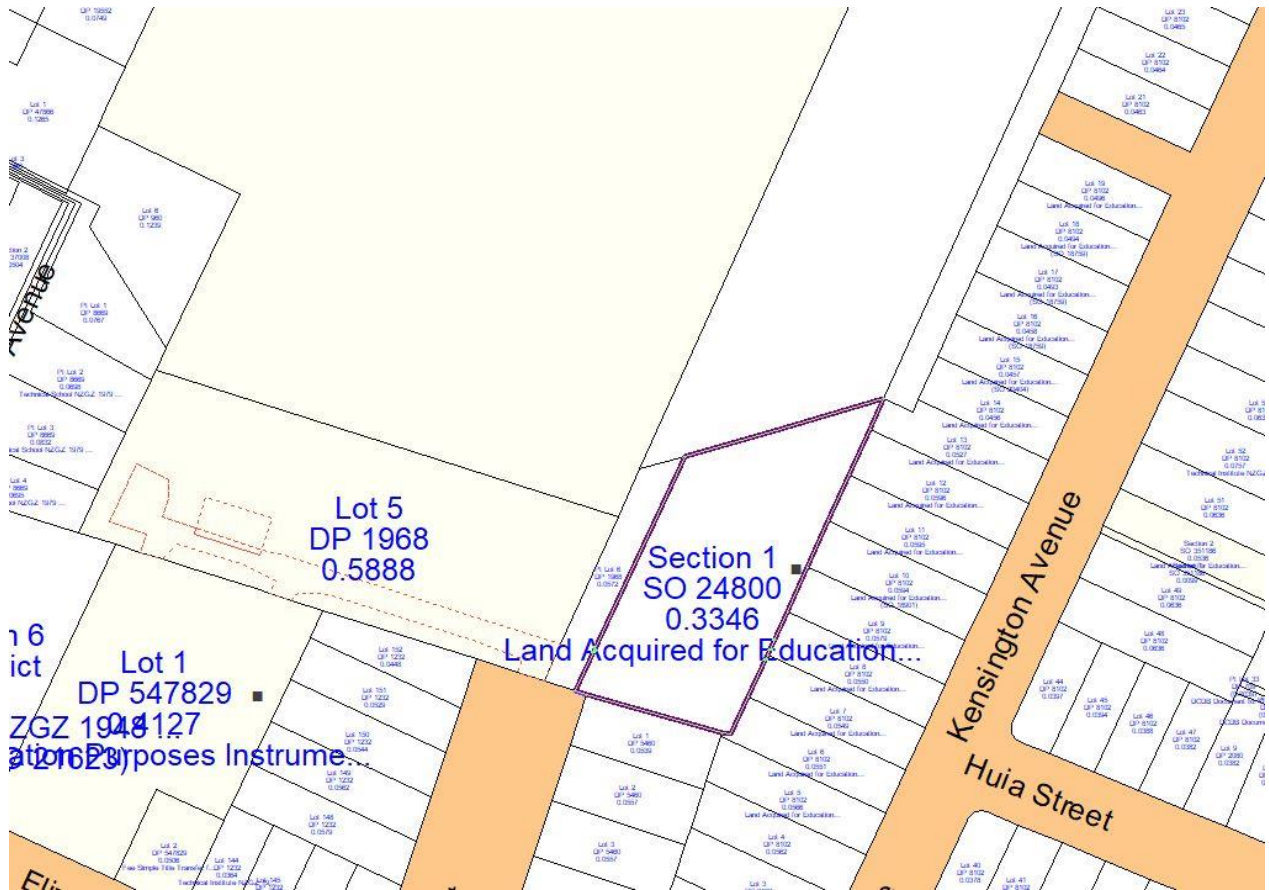


Figure 11: Map of the main section of property site.

Report Dated: November 2023
Issue Status: For Public Engagement
Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-66 Commercial Building (1898)

87 Jackson Street, Petone



Figure 1: 87 Jackson Street (left) and 89 Jackson Street (right).
Source: Google Streetview.

1. Historical Summary

Very little information is available regarding the history of the building at 87 Jackson Street, but it is assumed to be similar to its neighbour - 89 Jackson Street – which is remarkably similar in nature. Evidence suggests that this building may have been constructed for G. T. London who later became the Mayor of Petone. London bought the land at 87 Jackson Street in 1898 and it assumed that the present building was constructed at this time. The same year, he also purchased the Hutt and Petone Chronicle, a newspaper that covered the Hutt Valley region. It is likely that this building was used as the offices for the Chronicle at the turn of the century. When G.T. London died in 1931, the property passed to his son George London, who in

1938, also became the Mayor of Petone. There are no records of an architect for the building; however, the design reflects the Italianate style that was popular for commercial buildings at the time.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and is flanked to either side by two-storey commercial buildings. The building is constructed up to the footpath and occupies a single land parcel.

2.2 Building or Structures

The building is a two-storey timber-framed construction, with a number of Italianate design elements. The building has moderate authenticity to its elevation above the verandah.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation¹

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: <i>The place is associated with late 19th and early 20th century commercial development of Petone.</i>
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: <i>The place is not known to be connected to any historic events.</i>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: None Explanation: <i>The place is not known to be associated with any particularly notable individuals.</i>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: <i>The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.</i>
3.2 Physical Values	High
	Level of Significance: High

¹ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: 87 Jackson Street has moderate architectural value for its Italianate elements.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: 87 Jackson Street appears to have moderate integrity value and has clearly undergone some modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As the place was likely to have been established at prior to 1900, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values²	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as a turn of the century commercial building.

3.6 Representativeness	Moderate
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Moderate Explanation: The place is a somewhat good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-66
Legal Description	Part Lot 46 DP 321
Parcel ID	3983380
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1900 two-storey timber framed commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-67 The Dutch Shop / Commercial Building (1900)

89 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: The Dutch Shop, 89 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory, 2005

1. Historical Summary¹

This two-storeyed late Victorian/early Edwardian building was built for Martin Cargill, Petone's first Baker, in 1900.² He had started his business on the corner of Fitzherbert Street and Jackson Street but had to move to a bigger premise opposite in 1898. This, however, still proved to be too small, and so he had constructed the two-storey building at 89 Jackson Street in 1900.

There are no records of an architect for the building; however, the design reflects the Italianate commercial style that had been championed by British architects in the mid-19th century, and remained popular into the Edwardian period.

In 1903, Cargill sold the property to Robert Carson and John McViker, who were also bakers.³ It was sold again in 1905 to Messers Chapman, Cudby, Short, Scott and Murtricol.⁴ Wisers Streets Directory shows that, by 1908, Ah Lunn and Son, fruiterers, were occupying the property.⁵ Mr. Arthur Shaw, a cabinet maker, was the listed occupant from 1914 to 1919, when the shop reverted back to being operated by a fruiterer.⁶

Alterations and additions have been made to the building over time, including construction of toilets in the 1960s;⁷ and replacement of the original shopfront joinery (at an unknown date, possibly the 1930s or 1940s). The building continues to be used as a shop.



Figure 2: Commercial Building, 89 Jackson Street, photographed in 1994.
Source: Ian Bowman

¹ 2005 Jackson Street Historic Heritage Inventory Report by Ian Bowman

² Cyclopaedia of NZ. Volume.1. Wellington. 1897. pg. 824.

³ Certificate of Title WN67/234

⁴ May be misspelled – the Certificate of Title is difficult to read.

⁵ Wisers Streets Directory. 1908.

⁶ Wisers Streets Directory. 1919.

⁷ HCC Archives A3610

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and is built to the front boundary with a verandah providing shelter over the footpath. It is flanked by two storey commercial buildings that are built to the front boundary on either side. To the west is a building of similar style, proportions and materials. To the east is a larger building, separated from 89 Jackson Street by a lane.

2.2 Building or Structures

The building is a two-storey timber frame construction designed in a simplified form of the Italianate commercial style. The main exterior characteristics of the style are evident on the street front façade of 89 Jackson Street, including: a Classical bracketed cornice, pilasters at the corners, arched windows with expressed keystone and architraves with ears at the head and sill. The building parapet largely conceals the corrugated iron roof behind. The hung verandah is likely to have been modified, as has the rear of the building. The interior ground and first floor plans are believed to be authentic, however the timber floor has been replaced with concrete.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁸

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with late 19 th and early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: None Explanation: The place is not known to be associated with any particularly notable individuals.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High

⁸ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 89 Jackson Street has high architectural value for its Italianate design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 89 Jackson Street appears to have high integrity value, though has clearly undergone some modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As the place was established in the late 19 th and early 20 th century, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values⁹	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed
	Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate
	Explanation: The place has moderate rarity value as a turn of the century commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High
	Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-67
Legal Description	Part Lot 46 DP 321
Parcel ID	3755029
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1900 two-storey timber framed commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁹ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-68 Commercial Building (c.1900)

91 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: 91 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory, 2005*

1. Historical Summary

91 Jackson Street has a similar history to 89 Jackson Street except that in 1980 the occupant of 91 Jackson was listed as Henry Banon, baker and pastrycook.¹ By 1913 Mr. Richard Croft, a cabinetmaker was listed.²

¹ *Wises Streets Directory. 1908.*

² *Wises Streets Directory. 1919.*

Martin Cargill started his business in a small shop on the corner of Fitzherbert Street and Jackson Street in 1884, but moved to a bigger premise opposite in 1898. This however still proved to be too small and so he had constructed the two-storey building at 89 Jackson Street in 1900. He was reputedly the first baker in Petone.



Figure 2: Commercial Building, 91 Jackson Street, photographed in 1994.
Source: Ian Bowman

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone. The surrounding builds are entirely commercial in nature.

2.2 Building or Structures

The building is a two-storeyed timber framed structure with a symmetrical form which features two distinctive projecting gabled windows at first floor level. The above verandah section of the street elevation appears to be original with the shopfronts changed dramatically.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation³

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with late 19 th and early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: None Explanation: The place is not known to be associated with any particularly notable individuals.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 91 Jackson Street has high architectural value for its unusual design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the	Level of Significance: Moderate Explanation: 91 Jackson Street appears to have moderate integrity value and has clearly undergone some modification.

³ Criteria taken from GWRC RPS.

retention of important modifications and/or additions from later periods.	
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As the place was established in the late 19 th and early 20 th century, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as a turn of the century commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-68</i>
Legal Description	<i>Part Lot 3 DP 6389</i>
Parcel ID	<i>3982950</i>
Thematic Reference	<i>Commercial</i>
Overall Heritage Significance	<i>High</i>
Importance Level	<i>Local</i>
Current Protection	<i>HNZPT Historic Area</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Building Footprint</i>
Primary Feature of Listing:	<i>1900 two-storey timber framed commercial building</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none">• This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.• This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-69 Sutherland's Self-Help Cooperative Grocery Store (1939)

109 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 109 Jackson Street, Petone

Source: Jackson Street Heritage Building Inventory Section 1, 2005, pg 35

1. Historical Summary

Jackson Street had a haphazard alignment since its original establishment in the late 19th century. The crooked alignment was finally remedied after Mr C Tringham proposed to build a large block of shops on Jackson Street from Nelson Street west in the 1920's and the council decided to enforce a new building line

as part of the project.¹ Twenty-eight buildings extended beyond the new boundary - structurally sound buildings were jacked up and moved back by up to five metres, such as the Liebezeits building at 129 Jackson Street, and unsound buildings were bought and demolished.² The project was finally completed in 1938, after delays brought about by the Great Depression of the 1930s.³

109 Jackson Street was likely one of the unsound buildings which was demolished and rebuilt further back to match the new road alignment. Certificates of Title (CT's) can be traced back to the late 19th century, but the current CT dates to 1936, under the name of B. Sutherland (of Sutherland Self Help), and is inkeeping with the architectural style of the building (Art Deco/Moderne) which can be dated to that time period. Further, historic surveys dated to 1927 (Figure 2), when the alignment project was first initiated, and 1936 (Figure 3) when the alignment project was in its final stages, show the location of 109 Jackson Street and its original building.

Although, as described further below, Benjamin Sutherland had already established his Self Help stores as early as 1922, it is likely he leased the building during these early years and then purchased the land and built a new structure in the late 1930's when the road realignment project was coming to an end.

¹ <https://jacksonstreet.co.nz/pages/history>

² <https://jacksonstreet.co.nz/pages/history>

³ <https://jacksonstreet.co.nz/pages/history>

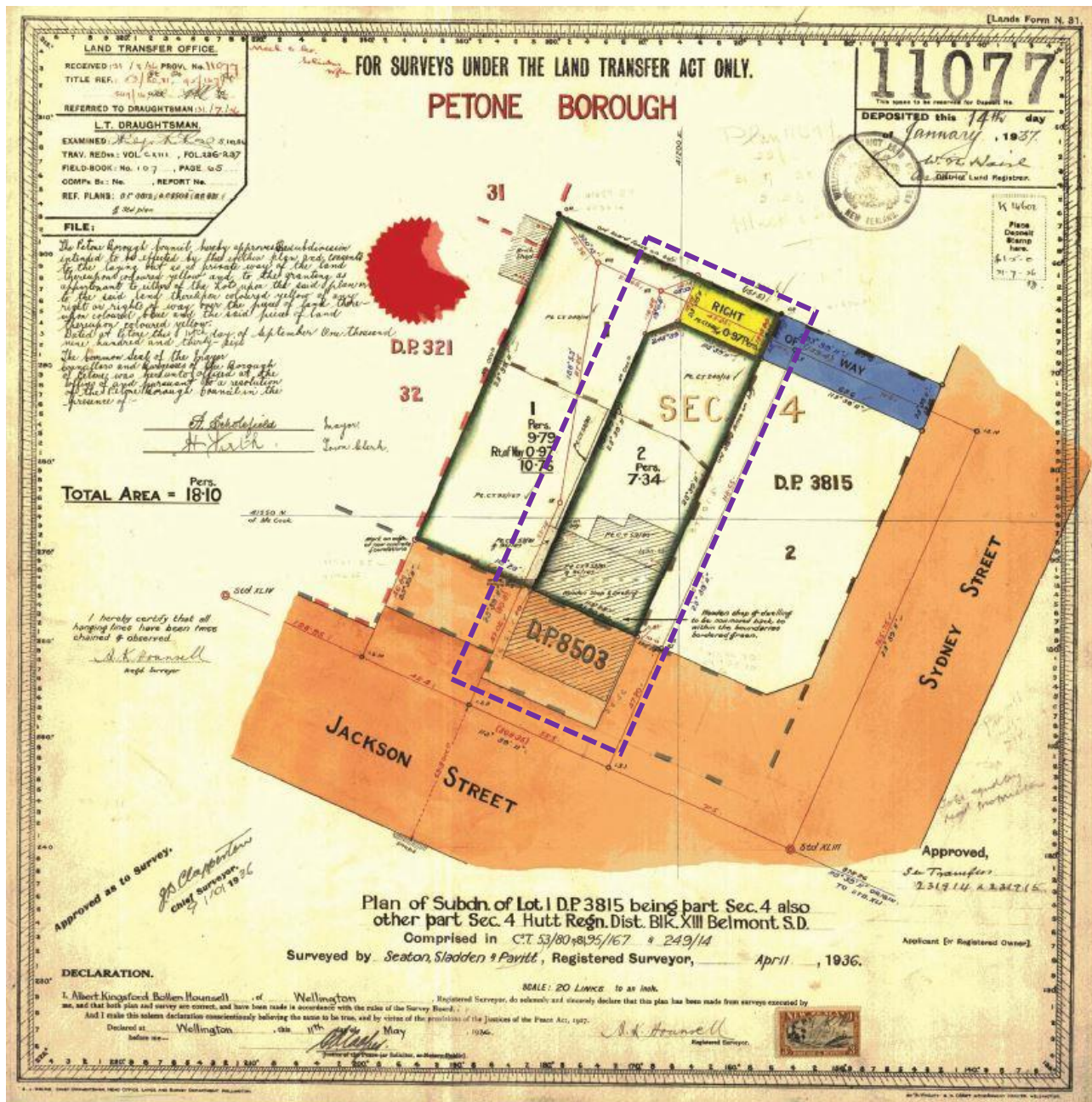


Figure 3: 1936 survey plan showing the location of 109 Jackson Street and the original location of the building (now in the road reserve). The survey plan denotes the existing building as being a 'wooden shop and dwelling' with a lean-to at the rear. This was likely the original building which was demolished and replaced with the current iteration.
Source: LINZ, DP 11077 (1936)

Sutherland's Self Help Co-operative Ltd/Sutherland Self Help Trust

Benjamin Sutherland was born on 22 October 1873 at Seaward Bush, Invercargill, and was the son of John Sutherland, a farmer, and of Mary, née Sutherland. He was educated at South School, Invercargill, and after completing his formal studies became a schoolteacher. In 1890, however, he joined the New Zealand Railways as a clerical cadet and was stationed for various periods in Canterbury, Southland, and Wellington. Following a serious illness in 1904 he became a telegraphic instructor at the Head Office in Wellington, where he remained until he resigned in 1922. During the First World War he served prominently in several patriotic movements.

In 1921, because he was alarmed about the rising prices consumers had to pay for goods, Sutherland began to organise a cooperative shop among the Railways Department staff. At first, he experienced difficulty in attracting shareholders to his scheme and this, together with the enmity of certain wholesalers who brought

political pressure to bear against him, induced him to resign from the Railways Department to continue his scheme privately. Sutherland's Self-Help Cooperative Ltd., which was founded in Wellington on 27 October 1922, proved popular from the outset. A year later there were seven Self Help stores in Wellington and, by December 1926, there were 18. When he organised his cooperative, Sutherland sought to sell groceries to his customers at the lowest possible retail price. With this in view he endeavoured to keep normal working expenses to the minimum and he stipulated that his shop should allow no goods to be purchased on credit, should not deliver goods, and should not be party to any attempts to fix prices. In 1926 his success in Self Help led merchants, manufacturers, retail grocers, and chemists to form the "Proprietary Articles Trade Association" in an effort to enforce uniform prices for their lines. In March 1927 Sutherland successfully challenged the legality of price fixing in Court. By 1931 there were 100 Self Help shops in New Zealand and, in the following years, many more were added. The Court case did not end the merchants' and retailers' hostility to his organisation, and, in May 1931, Sutherland had to fight the "Traders' Welfare Association" – an offshoot of the earlier Proprietary Articles Trade Association."

From the commencement of his business career Sutherland put his own enlightened ideas about staff relations into effect. In October 1932, to mark the tenth anniversary of Self Help, he inaugurated a liberal staff benefit fund. This was followed in May 1941 by a £10,000 Fighting Services Trust, which was founded to help to rehabilitate Self Help staff members serving overseas. In July of the same year his son, Arthur, established the Sutherland Self Help Trust.



Figure 4: The Lambton Quay Sutherland Self Help Trust Store, photographed in the 1930's.
Source: Te Papa Archives



Figure 5: Benjamin Sutherland.
Source: <https://sutherlandselfhelptrust.org.nz/about/>



Figure 6: Arthur Sutherland.
Source: <https://sutherlandselfhelptrust.org.nz/about/>



Figure 7: Sutherland Self Help Trust Store, 109 Jackson Street, photographed in 1994.
Source: Ian Bowman

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, built up to the footpath, and is flanked by two commercial buildings to either side.

2.2 Building or Structures

The building is a two-storeyed building of concrete construction. The current design of the street façade of the building suggests an Art Deco influence with stepped parapet, central vertical stepped element expressing the chimney stack and Classically inspired, geometrical cornice and string course. It is not known if this façade is the original.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁴

3.1 Historic Values	High
	Level of Significance: High

⁴ Criteria taken from GWRC RPS.

i) Themes - the place is associated with important themes in history or patterns of development.	Explanation: The place is associated with late 19 th and early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: Moderate Explanation: The place is associated with Benjamin Sutherland who established the Sutherland's Self Help Co-operative Ltd which had 18 stores at its peak across Wellington.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: 109 Jackson Street has moderate architectural value for its Art Deco design style, though the façade may have been modified at some point.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: 109 Jackson Street appears to have moderate integrity value and has clearly undergone some modification.
	Level of Significance: High

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As the place was established in the late 19 th and early 20 th century, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an Art Deco/Moderne style commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era, or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-69</i>
Legal Description	<i>Lot 1 DP 11077</i>
Parcel ID	<i>3953735</i>
Thematic Reference	<i>Commercial</i>
Overall Heritage Significance	<i>High</i>
Importance Level	<i>Local</i>
Current Protection	<i>HNZPT Historic Area</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Building Footprint</i>
Primary Feature of Listing:	<i>1939 two-storey concrete commercial building</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none">• This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.• This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-70 Gaynor Buildings (1941)

115-117 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: 115-117 Jackson Street, Petone, in 2020
Source: NZMCD*

1. Historical Summary

115-117 Jackson Street is a significant building both for its Functionalist style, and also because of its high level of authenticity. It is also the only three-storey building within the heritage precinct, and yet does not look out of place. This three storey building was constructed for James Gaynor who had owned the site as a

Cartage and Coal merchant business since 1895.¹ Mr. James Gaynor Senior died in 1902 and the business was carried on by his son James P. T. Gaynor Junior.² In the 1920s the business also became the premises of a builders' supply merchants. One of the stipulations for the building when it was built in 1941 was that all the materials to be used in its construction were to come from Mr. Gaynor's own firm. Wisers Streets Directory shows that furniture dealers also occupied 115 during the 1920s and into the 1930s.

The dwelling was designed by well-known architect Bernard Johns. Bernard Johns, and his brother Henry Johns, were well known Wellington architects who worked briefly together as father and son. Henry Johns was born in Wellington and trained as a joiner. He moved to Wanganui and worked as a builder / architect from c.1895. In 1905 they returned to Wellington where Henry joined architect John Maisey in practice as Maisey & Johns. The practice was prolific and, in a three-year period, designed over 40 buildings. When Maisey retired in 1908, Johns established his own practice. Alice and Henry's son Bernard was born in Wanganui but moved to Wellington with the family as a child. He worked as a draughtsman for his father and for the offices of W. M. Page, Watson, Gooder & Lee, and Llewellyn Williams in Wellington. His education was completed in England where he worked for the practices of Slater & Moberly and Joseph Emberton. Bernard Johns returned to New Zealand in 1928, and after the death of his father, established the posthumous practice of HT Johns & Son. During the 1930s Bernard designed a large number of houses, generally in an original English domestic revival style showing the influence of the Arts & Crafts movement and neo-Georgian manner, however he appears to have turned his hand to Moderne and Modernism too. Johns is best known today for his houses, always well designed with attention to detail and quality.³



Figure 2: 115-117 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005

¹ Nicholson.W. Petone. First Hundred Years. 1940. pg. 164

² Nicholson.W. Petone. First Hundred Years. 1940. pg. 165

³ <https://wellingtoncityheritage.org.nz/architects/bernard-w-johns>

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, at the corner of its intersection with Sydney Street. The building is built up to the footpath and is flanked by a commercial building on its western side. The building sits across two parcels – 115 and 117 Jackson Street.

2.2 Building or Structures

The Gaynor building is a three-storey reinforced concrete building designed in the Functionalist style by prominent architect Bernard Johns, and constructed by the client - James Gaynor Jnr.. The building has high levels of exterior authenticity of design, materials and craftsmanship. The building features a flat roof, with a series of windows inset into the façade – the first floor of which features an unusual concertina design.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁴

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with late 19 th and early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: Moderate Explanation: The place is associated with the Gaynor family, who ran a prominent merchant business.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i>	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.

⁴ Criteria taken from GWRC RPS.

<p>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</p>	<p>Level of Significance: High Explanation: 115-117 Jackson Street has high architectural value for its Functionalist design style, prominent location, and height.</p>
<p>iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.</p>	<p>Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.</p>
<p>ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</p>	<p>Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.</p>
<p>v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</p>	<p>Level of Significance: High Explanation: 115-117 Jackson Street appears to have high integrity value and has had little modification.</p>
<p>vi) Age - the place is particularly old in the context of human occupation of the Wellington region.</p>	<p>Level of Significance: None Explanation: As the place was built in the mid-20th century, it has no age value in the context of human occupation of the Wellington region.</p>
<p>vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</p>	<p>Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.</p>

<p>3.3 Social Values</p>	<p>High</p>
<p>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</p>	<p>Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.</p>
<p>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</p>	<p>Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.</p>

3.4 Tangata Whenua Values⁵	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: High Explanation: The place has high rarity value as a remarkably authentic functionalist building.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-70
Legal Description	Lot 2 DP 58523
Parcel ID	3979216
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1941 three-storey Functionalist building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-71 Commercial Buildings (1926)

131-141 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: Commercial Buildings, 131-141 Jackson Street.
Source: Heritage Equip*

1. Historical Summary

Although constructed in 1926 this building has a remarkable history and played a significant role in the Jackson Street realignment project of the 1920s and 1930s. In 1878 Edwin Jackson sold this part of his larger section to Wellington architect Charles Tringham. The land was bounded in the south by a right of way which ultimately became Jackson Street from 121 Jackson Street to Scholes Lane.¹ It was transactions like that one that created Jackson Street which was never planned to be a street, let alone become the main street. Jackson's land was not surveyed before being subdivided, so the rights of way were never properly aligned. Jackson Street became a series of doglegs of different widths.² From 1885 it had been suggested several times that Jackson Street should be straightened and realigned, but it was not until Charles Winferton Tringham (Charles Tringham's son) proposed a block of shops at 131-141 Jackson Street in 1926 that the realignment project finally got underway.

The building was designed by William Gray Young. He became a prominent New Zealand architect and during his career of 60 years he designed over 500 buildings. His major buildings include the Wellington and Christchurch railway stations (1936 and 1954 respectively), Scot's College (1919), Phoenix Assurance Building (1930), and the Australian Mutual Provident Society (AMP) Chambers (1950). At Victoria University

¹ Certificate of Title 13/101 (1878)

² Butterworth.S. Petone. pg.103.

he was responsible for the Stout (1930), Kirk (1938), and Easterfield (1957) Buildings, and Weir House (1930). Gray Young also achieved recognition for his domestic work such as the Elliott House, Wellington (1913). His design for the Wellesley Club (1925) earned him the Gold Medal of the New Zealand Institute of Architects in 1932. He was elected a Fellow of the Institute in 1913, serving on the executive committee from 1914–1935 and was president from 1935–36. He was also elected a Fellow of the Royal Institute of British Architects.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and occupies several land parcels with the street addresses of 131-141 Jackson Street. To the west, the building sits immediately adjacent to another commercial building, but to the east the building occupies the corner site at its intersection with Nelson Street. The building is built up to the footpath.

2.2 Building or Structures

The structure is a two storeyed building made from reinforced concrete and designed in the stripped classical style, featuring plain and regularly spaced window openings with sashes, pediments, columns and pilasters, to plain openings with fanlights. The façade above the verandah appear to be authentic from the original time of construction.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation³

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with late 19 th and early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The place is associated with notable architects William Gray Young and Charles Tringham, as well as Edwin Jackson.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

³ Criteria taken from GWRC RPS.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 131-141 Jackson Street has high architectural value for its stripped classical design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 131-141 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was built in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
	Level of Significance: High

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.
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3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-71
Legal Description	Lot 5, Lot 6, and Lot 7 DP 18017
Parcel ID	3793781, 3871560, and 3924110
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1926 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-72 Rayner and Woodward / Commercial Building (c.1890s)

146 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 146 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory, 2005

1. Historical Summary

This is one of the oldest buildings on Jackson Street. Thought to have been constructed for Henry Damant, a general storeowner who in the 1890s owned the land on which the building stands. George Martin sold this

property to Thomas Scholes in 1878.¹ Ten years later he sold the property to Edwin George Holloway. In 1892 Henry Damant brought the property.² One of the present owners Kevin Rayner has owned the building since 1963 in association with various partners.³



Figure 2: 146 Jackson Street, photographed in 1994.
Source: Ian Bowman

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is built to the footpath. It is immediately flanked by another two-storey commercial building to its east, and a smaller single storey modern building to its west.

2.2 Building or Structures

The building is a two-storey brick and timber-framed structure designed in the late Victorian Commercial Italianate style. It is symmetrical about a recessed entrance, has a bullnose verandah, three arched windows at first floor level and the architraves are arched, with mouldings at their springing lines and keystones at their apexes. The north and south walls are constructed of timber, while the east and west walls are brick. The building has high external levels of authenticity of design, materials, and craftsmanship. The ground floor shop has similar levels of authenticity.

¹ Certificate of Title WN13/26 (1878)

² Certificate of Title WN65/145 (1892)

³ *Ibid*

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁴

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with late 19 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: None Explanation: The place is not known to be associated with any notable individuals or organisations.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the building is known to have been constructed prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 146 Jackson Street has high architectural value for its Italianate design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.

⁴ Criteria taken from GWRC RPS.

demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 146 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As the place was built in the late 19 th century, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as a late 19 th century commercial building.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-72
Legal Description	Lot 1 DP 561
Parcel ID	3983389
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1890's two-storey Italianate commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-73 R.W. Short Building / Commercial Building (1915)

161-163 Jackson Street Address, Petone



Figure 1: 161-163 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory, 2005

1. Historical Summary

This small building has some of the characteristics of the 1930s but was built in 1915. It is important as the premises was the home of one of the oldest real estate agencies in the Hutt Valley – R. W. Short and Co. Mr Short himself was a prominent Petone personage. Mr. Richard Walton Short established a real estate

agency in 1892.¹ In 1915 the building at 161-163 Jackson Street was built for Mr. Short's Company, R. W. Short & Co. The actual property was owned by Richard Short and Daniel Fraser from 1912 to 1924 when the latter sold his share to Richard Walton.² Following Mr. Short's death in 1933 the property passed to his widow, Lily Short.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone. It is immediately flanked to its eastern side by another single-storey commercial building and occupies to corner site with the intersection to Scholes Lane to the west. The building is built up to the footpath.

2.2 Building or Structures

The building is a single-storey structure built in 1915, likely designed by F. C. Walton, though was likely modified in the 1930's due to its Art deco style which had not yet emerged when the building was originally constructed. Art Deco shared a concern with the machine age aesthetic and design tenet of form following function with modernism. The key decorative characteristics of the style include zig zags, low relief geometrical designs, chevrons, parallel and straight lines, and stylised floral designs. Materials commonly used were smooth plastered concrete, geometric forms, stylised classical geometric forms, decorative stepped parapets, decorative cornices, flat pediments, and the use of decorative glass blocks were common. The façade above the verandah appears to be authentic from the 1930's.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: <i>The place is associated with the early 20th century commercial development of Petone.</i>
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: <i>The place is not known to be connected to any historic events.</i>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: Moderate Explanation: <i>The place is associated with Richard Short and his firm R. W. Short & Co., one of the oldest real estate agencies in the Hutt Valley.</i>
	Level of Significance: High

¹ Nicholson.W. Petone. First Hundred Years. 1940. pg 202.

² Certificate of Title WN214/46 (1912)

³ Criteria taken from GWRC RPS.

iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
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3.2 Physical Values	Moderate
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: 161-163 Jackson Street has moderate architectural value for its Art Deco design style, though this was likely introduced after the building's construction.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: 161-163 Jackson Street appears to have moderate integrity value and has undergone some modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was built in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.

community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	<p>Level of Significance: High</p> <p>Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.</p>

3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	<p>Level of Significance: Not Assessed</p> <p>Explanation: Not Assessed</p>

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate rarity value as a early 20th century commercial building.</p>

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	<p>Level of Significance: High</p> <p>Explanation: The place is a good representative of its type.</p>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-73
Legal Description	Part Lot 4 DP 57
Parcel ID	3961285
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1915 Art Deco single-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-74 The Evening Post Building (1927)

166-170 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 166-170 Jackson Street, Petone

Source: Jackson Street Heritage Building Inventory, 2005

1. Historical Summary

The Evening Post newspaper was first published by Mr Henry Blundell and his sons in 1865. It was the first daily paper published in Wellington. A Petone branch of the Wellington newspaper the Evening Post was established in 1914. This building was erected in 1927 to house the branch office. In 1928 Blundell Brothers Ltd, the proprietors of the "Evening Post" brought this section from Leonard Stewart. In 1969 Blundell Brothers Ltd sold the property to Arthur Shaw of Shaw's Drapery who occupied the building till 1989.

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by a similar two-storey commercial building immediately to the east and a single storey commercial building to the west. The building is built up to the footpath and occupied a number of land parcels at 166-170 Jackson Street.

2.2 Building or Structures

The building was designed by architect William Fielding in the Art Deco style. The facade is symmetrical, with a stepped parapet, and five sets of windows – two arched windows to either side of a centre rectangular tripartite window. Decorative geometric designs are evident above the windows, to the façade below the stepped parapet, and to the parapet itself. The exterior and ground floor shops have high levels of authenticity of design, materials and craftsmanship.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation¹

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The place is associated with <i>The Evening Post</i> newspaper, which was first published by Mr Henry Blundell.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
	Level of Significance: High

¹ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: 166-170 Jackson Street has high architectural value for its Art Deco design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 166-170 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate
	Explanation: As the place was built in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High
	Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values²	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-74
Legal Description	Lot 1 and Lot 2 DP 8084
Parcel ID	3873213, and 3765807
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1927 two-storey Art Deco commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-75 Empire Hotel (1935)

175 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 175 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory, 2005

1. Historical Summary

The Empire Hotel has operated on this site since 1888, but was replaced by the current iteration in 1935.¹ In 1902 Thomas George Macarthy brought the property and in 1912 when he died it passed to the T. G. Macarthy Estate, administered by the Public Trustee, which had the present Empire Hotel built in 1935.² Macarthy was born in London in 1833, and arrived in NZ at the time of the Otago Gold Rush. After

¹ *Cyclopedia of NZ*, pg.826.

² *Certificate of Title 118/212 (1902)*

establishing a brewery and holding some interest in various West Coast Mines he moved to Wellington in 1877, where he purchased a large brewery and invested widely in property and Hotels.³ Macarthy died in 1912 and the Thomas George Macarthy Public Trust was established by his will, which “provides for so much of the income as the Board of Governors sees fit to be distributed among registered charitable or educational organisations operating in the old Wellington provincial district.”⁴ The building was designed by Francis H. Swan. In 1915 John Sydney Swan formed a partnership with his younger brother Francis H. Swan, the firm later becoming ‘Swan, Lawrence, and Swan’.



Figure 2: 175 Jackson Street, photographed in 1994.
Source: Ian Bowman

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and occupies a corner site where Jackson Street meets Richmond Street. The building is flanked by an open property immediately to the east. The building is built to the footpath and occupies a single land parcel.

2.2 Building or Structures

The current Empire Hotel is a two-storey structure built in a roughly ‘L’ shaped plan which addresses the corner site and was designed in the Inter-War Georgian style. Key stylistic indicators of this style evident in the Empire Hotel include symmetry, rectangular forms, classical detailing such as dentilled cornices, string courses, plinths, and a central pediment. Windows tended to be double hung sash of 6 panes per sash. The exterior and much of the interior have high levels of authenticity of design, craftsmanship, and materials.

2.3 Existing Listing/Scheduling Status

³ *Cyclopedia of NZ*, pg. 509.

⁴ <https://www.publictrust.co.nz/grants/how-do-i-find-one/grants/thomas-george-macarthy-trust>

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁵

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with late 19 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The place is associated with Thomas George Macarthy and architect Francis Swan.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the site of the Empire Hotel is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 175 Jackson Street has high architectural value for its Inter-War Georgian design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.

⁵ Criteria taken from GWRC RPS.

<i>and/or contains unusual construction materials.</i>	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 175 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As the original Empire Hotel was built on the same site in the late 19 th century, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁶	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

⁶ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High
	Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-75
Legal Description	Part Lot 1 DP 6815
Parcel ID	3990380
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1935 Empire Hotel
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-76 Commercial Building

182 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: 182 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory, 2005*

1. Historical Summary

The significance of this building is in the level of authenticity and its connections to two former Mayors of Petone, a father and son. The history of the site can be traced back to 1892 when the property belonged to Harry Raven, and although it cannot be proven that the current building was constructed at that time, its design and use of materials - compared to other Jackson Street buildings such as 146 Jackson Street - suggests it is likely to have been built prior to 1900. In 1895, Raven sold the property to George London Snr (Mayor of Petone 1903-1907), and in 1931 it passed to his son George London Jnr (Mayor of Petone 1938-

1944).¹ He in turn sold the building in 1945. For many years the occupants were tobacconists and hairdressers.²

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by two-storey commercial buildings to either side. The building is built to the footpath and occupies a single land parcel.

2.2 Building or Structures

The building is a one-storey structure, which is timber-framed and features simplistic classical design elements such as urns, finials (now removed), balls, cornice mouldings, and string courses. The exterior street façade has high levels of authenticity of design, craftsmanship and materials.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with late 19 th and early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The place is associated with two former Mayors of Petone, a father and son who owned the property consecutively - George London Snr, and George London Jnr.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
	Level of Significance: High

¹ Certificate of Title WN61/179(1892)

² Wises Streets Directories 1948 to 1979.

³ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Explanation: While there are no formally recorded archaeological sites on Jackson Street, the site of 182 Jackson Street is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate
	Explanation: 182 Jackson Street has moderate architectural value for its classical design elements.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 182 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High
	Explanation: As the site is known to have been occupied from the late 19 th century, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High
	Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values⁴	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an late 19 th or early 20 th century commercial building.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-76
Legal Description	Lot 3 DP 539
Parcel ID	3845726
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	One-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-77 Commercial Building (c.1914)

184 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 184 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory, 2005

1. Historical Summary

184 Jackson Street shares a similar history to 182 Jackson Street in that it was owned by a former Mayor of Petone, George London Snr (Mayor 1903-1906). In addition to his mayoral duties, London Snr was the owner and editor of the Hutt and Petone Chronicle newspapers, served as a Wellington Hospital Board Trustee between 1903-1912, served on the Wellington Education Board between 1916-1930, and was a foundation member of the Hutt Valley High School Board until 1930. London purchased the property from John Hounslow in 1901 and sold it to William Rennie in 1914. Mr. Rennie had the present reinforced concrete street facade added to this timber building in 1929, and in 1950 there was a single-storey concrete addition to the rear of the building. The architect was F. C. Walton, but the construction date of the building is unknown.

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by one-storey commercial buildings to either side. The building is built up to the footpath and occupies a single land parcel.

2.2 Building or Structures

The building is a two-storey structure built in a simplified Baroque style and constructed prior to 1914. The exterior of the building has high levels of authenticity of design, craftsmanship and materials.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation¹

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with late 19 th and early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The place is associated with Petone Mayor George London Snr.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a

¹ Criteria taken from GWRC RPS.

<i>understanding of the culture and life of the district, region, or nation.</i>	<i>contributes to our understanding of life and culture in the area at the time.</i>
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: 184 Jackson Street has moderate architectural value for its simplified Baroque design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 184 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Unknown Explanation: As the construction date of the building is unknown, it has unknown age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.
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3.4 Tangata Whenua Values²	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as a late 19 th and/or early 20 th century commercial building.

3.6 Representativeness	Moderate
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Moderate Explanation: The place is a somewhat good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-77
Legal Description	Lot 4 DP 539
Parcel ID	4038401
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	Two-storey c. 1900 commercial building
Non-Contributing Fabric/Exclusions:	1950's single-storey concrete addition
Other Notes:	N/A

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-78 The Alexandra Buildings (c.1930)

188-202 Jackson Street, Petone, Lower Hutt, Wellington



*Figures 1-3: 188-202 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory, 2005*

1. Historical Summary

188-202 Jackson Street was part of the land sold by Edwin Jackson to Charles Tringham in 1878.¹ It actually included the land on which 131-141 Jackson Street, directly across the road, is located. In fact, that building was designed by the same person – William Gray Young, for the same owner Charles Tringham. They are both of similar design.

The first tenants appear to have been a milliner, a jeweller, an art dealer, a confectioner, a florist, a grocer, and two food servers.² This variety has continued right down to the present day with two Restaurants, a Cafe, a Second hand Dealer and a Hairdresser.

William Gray Young (1885–1962) was born in Oamaru. When he was a child his family moved to Wellington where he was educated. After leaving school he was articled to the Wellington architectural firm of Crichton and McKay. In 1906 he won a competition for the design of Knox College, Dunedin, and shortly after this he commenced practice on his own account. He became a prominent New Zealand architect and during his career of 60 years he designed over 500 buildings. His major buildings include the Wellington and Christchurch railway stations (1936 and 1954 respectively), Scot's College (1919), Phoenix Assurance Building (1930), and the Australian Mutual Provident Society (AMP) Chambers (1950). At Victoria University he was responsible for the Stout (1930), Kirk (1938), and Easterfield (1957) Buildings, and Weir House (1930). Gray Young also achieved recognition for his domestic work such as the Elliott House, Wellington (1913). His design for the Wellesley Club (1925) earned him the Gold Medal of the New Zealand Institute of Architects in 1932. He was elected a Fellow of the Institute in 1913, serving on the executive committee from 1914–1935 and was president from 1935–36. He was also elected a Fellow of the Royal Institute of British Architects and achieved prominence in public affairs.



Figure 2: Jackson Street, photographed in 1994.
Source: Ian Bowman

¹ Certificate of Title WN11/88(1877)

² Wises Street Directory 1931.

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and occupies a corner site where Jackson Street meets Nelson Street. The building is flanked by a single-storey timber framed commercial building to its west. The Alexandra Buildings are built up to the footpath and occupy numerous land parcels from 188-202 Jackson Street.

2.2 Building or Structures

The Alexandra Buildings are a two-storey structure, with an extended façade which stretches across a considerable length of Jackson Street. The building has been designed in the Inter-War Georgian style. The key stylistic indicators of the Inter-War Georgian style which are evident in the Alexandra Buildings include symmetry, rectangular forms, classical detailing such as cornices, urns, string courses, plinths, and a central pediment. The windows are double-hung sashes of 6 panes per sash. The building has high levels of external authenticity of design, materials, and craftsmanship at the first-floor level above the verandah.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The place is associated with notable architect William Gray Young.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
	Level of Significance: High

³ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: 188-202 Jackson Street has high architectural value for its Inter-War Georgian design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 188-202 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High
	Explanation: As the Alexandra Buildings were constructed in the early 20 th century, they have moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High
	Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values⁴	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed
	Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate
	Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High
	Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-78
Legal Description	Lot 1, 2, 3 DP 18017
Parcel ID	3912813, 3856149, 3776699
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	c.1930's Alexandra Buildings
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-79 The Former Petone Post Office (1936)

205 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: 205 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005*

1. Historical Summary

A Post Office was first established at Petone on the 1st July, 1878, however, it is evident from early records that the town's postal history dates back to the year of settlement, for in July 1840 a mail service was commenced between Thorndon and Petone (then Britannia). A permanent post office was constructed in 1900 on the site, which is currently 205 Jackson Street, after having been transferred to multiple buildings in Petone in the previous years. It became apparent some years ago that additional accommodation was necessary to deal adequately with the increasing business at Petone and a new office, erected at a cost of £8,297, was opened officially for business by the Hon. F. Jones, Postmaster-General, on the 30th March, 1936. It is thought that the 1936 Post office was designed by architect John Thomas Mair.

Mair was born in Invercargill and began his career with the New Zealand Railways on the staff of the Office Engineer, George Troup. Mair worked on Troup's masterpiece Dunedin Railway Station (1904–07). In 1906 he travelled to the United States of America where he studied architecture at the University of Pennsylvania. He then worked in the office of George B. Post in New York before he was admitted as an Associate of the Royal Institute of British Architects. He became a Fellow in 1940. On his return to New Zealand he entered private practice, one of his first buildings being the Presbyterian First Church, Invercargill (1915), a prominent building of Romanesque character. He then practised in Wellington carrying out largely domestic commissions. His career in the public service began in 1918 when he was appointed Inspector of Military Hospitals by the Defence Department, and in 1920 he became architect to the Department of Education. Following the retirement of John Campbell (1857–1942), in 1922, Mair was appointed Government Architect, a position which he held until his retirement in 1942. During this period, he was responsible for a variety of buildings, including the Courthouse, Hamilton, the Post Office in High Street, Christchurch, Government Life Office and the Departmental Building, both in Wellington, and the Jean Batten Building, Auckland. Such buildings show a departure from tradition, with the emphasis on function, structure and volume as opposed to a stylistic treatment of mass. A Fellow of the New Zealand Institute of Architects, Mair was made a Life Member in 1942. His son John Lindsay Mair also practised as an architect.¹



Figure 2: The new Petone Post office, opened in 1936.
Source: *Petone's First 100 Years*

¹ Johnston, Bowman and Bradley, *Jackson Street Heritage Building Inventory 2005, Section 1, 276.*

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, at its intersection with Britannia Street. The building is flanked by a single-storey commercial building to its east. The former Post office is built up to the footpath, and occupies a single land parcel

2.2 Building or Structures

The former Post Office is a two-storey structure designed in a classically inspired Art Deco style by Government Architect John Mair. The building is symmetrical, and addresses the corner site with vertical pilasters, a flat roof, and a textured exterior render applied to the façade. The façade both above and below the verandah has high levels of authenticity of design, materials, and craftsmanship, although the below verandah elevation has had spandrels removed from the windows.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with late 19 th – mid-20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.</i>	Level of Significance: High Explanation: The place is associated with Government Architect John Mair.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
	Level of Significance: High

² Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: 205 Jackson Street has high architectural value for its classical Art Deco design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 205 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High
	Explanation: As the original Petone Post office was built on the same site in 1900, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High
	Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed
	Explanation: Not Assessed

3.5 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: High
	Explanation: The place has high rarity value as a large-scale mid-20 th century post office building designed by a Government Architect.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High
	Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-79
Legal Description	Part Section 5 Hutt DIST
Parcel ID	4008347
Thematic Reference	Civic
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1936 Post Office
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-80 Commercial Building (1926)

216 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 216 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory, 2005

1. Historical Summary

The site of 216 Jackson Street was part of the land owned by James Lockie in 1878.¹ The Public Trustee looked after this section till 1920 when Arthur and Lancelot George purchased it. In 1923 they sold the property to Charles Alexander Williamson, a chemist, who commissioned architects Atkins and Mitchell to build the present building as his Pharmacy in 1926.² He owned the property till 1961. It continued as a Pharmacy through to the late 1980s, before becoming a dairy.³

The firm of Atkins and Bacon was established in Wellington in 1908 by Alfred Atkins (1850–1919) and Roger Bacon. Cyril Hawthorn Mitchell (1891–1949) was taken on as a draughtsman in 1909 and became a partner in 1918. This partnership was short-lived, however, as Roger Bacon moved to Blenheim owing to failing health and Alfred Atkins died in 1919 leaving the young Mitchell on his own. C.H Mitchell built up the firm of Atkins and Mitchell, renaming it Mitchell and Mitchell when joined by his brother Allan Hawthorn Mitchell (d1973) in 1932. The firm of Mitchell and Mitchell continues today as Gooch, Mitchell and MacDiarmid. During his time in the firm (1909–1949) C H Mitchell was responsible for such buildings as the Commercial Travellers Club Building (1929), The Waterloo Hotel (1936), the Central Fire Station (1935) and M.L.C Building, 33–37 Hunter Street, (1940). He was the architect to the Reserve bank of New Zealand and studied the construction of banking chambers in Europe. C.H. Mitchell (1891–1949) was born and educated in Wellington and began his architectural career with the local firm of Atkins and Bacon in 1909. After a few years as a junior with the firm he went to London. He qualified as an architect in 1913 and was registered with the New Zealand Institute of Architects. At the same time he became an Associate with the Royal Institute of British Architects. In 1918 he returned to New Zealand and again worked for Atkins and Bacon. He was made a partner shortly thereafter. The following year Alfred Atkins died and Roger Bacon moved to Blenheim. The firm, now known as Atkins and Mitchell, had to be rebuilt. In 1922 A.H. Mitchell came to work for his brother. He completed his studies in England in 1930. After 1925 the firm of Atkins and Mitchell established itself as a major architectural firm in Wellington. In 1932 A.H. returned to Wellington and was admitted to the firm as a junior partner. The firm was known as Mitchell and Mitchell after this. C.H died in 1949 but the firm maintained the same title and continues to this day. Some of the principal buildings designed by the firm were DIC Building, Wellington (1927), Commercial Travellers' Club, Wellington (1929), Wellington Central Fire Station (1934), Waterloo Hotel, Wellington (1936) and MLC Building (1938). The firm also supervised the erection of the T & G Buildings in Wellington and Palmerston North.⁴

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by two-storey commercial buildings on either side. The building is constructed up to the footpath and occupies a single land parcel.

2.2 Building or Structures

The building is a two-storey structure designed with an eclectic mix of Mannerist Classical details more common in Victorian buildings, and a Queen Anne inspired oriel window. The facade above the verandah appears to be largely authentic in design, materials, and craftsmanship.

2.3 Existing Listing/Scheduling Status

¹ Certificate of Title WN14/133(1878)

² Certificate of Title WN230/95(1915)

³ *Wises Streets Directories 1948-1992*

⁴ *Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 1, 302.*

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁵

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional, or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: None Explanation: The place is not known to be associated with any prominent individuals or organisations.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: 216 Jackson Street has moderate architectural value for its eclectic design style, featuring a mixture of Mannerist and Queen Anne features.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design;	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.

⁵ Criteria taken from GWRC RPS.

<i>and/or contains unusual construction materials.</i>	
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 216 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was built in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁶	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

⁶ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	Moderate
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: Moderate
	Explanation: The place is a somewhat good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-80
Legal Description	Lot 1 DP 6395
Parcel ID	3993232
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1926 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-81 Union Clothing Company Store (1890)

224 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 224 Jackson Street, Petone
Source: Google Streetview

1. Historical Summary

In 1878 James Tetley purchased this section. The property was then sold at a later, unknown date to George Price who leased the property in 1911 to the Union Clothing Company, who occupied the premises up till the late 1950s.¹ The property then became one of the Gear Meat Butcheries.² Alterations and additions were carried out in 2003.

¹ *Wises Streets Directories 1911-1955.*

² *Ibid. 1959-to the present.*

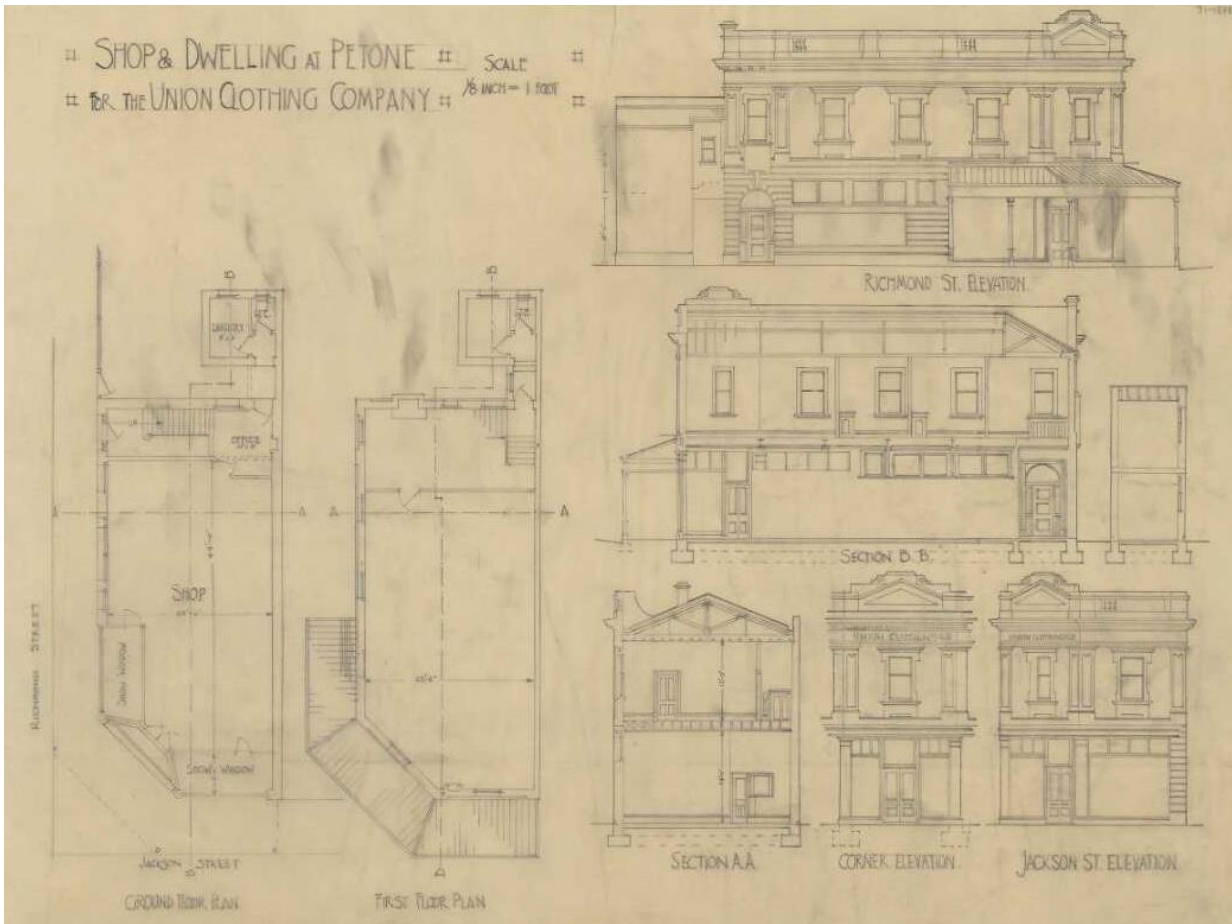


Figure 2: Drawings for alterations to 224 Jackson Street for the Union Clothing Company, 1910.
Source: ATL



Figure 2: 224 Jackson Street (left), occupied by the Union Clothing Company and photographed in 1924.
Source: ATL, ID: 1-2-048299-G

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and occupies a prominent corner site where Jackson Street meets Richmond Street. The building is flanked by a two-storey apartment block built to the same height to its western boundary.

2.2 Building or Structures

224 Jackson Street is a two-storey structure designed in the Late Victorian/Edwardian Free Classical style. Elements of this style which are evident in the building are classical elements such as symmetry, cornices, string courses, vermiculated keystones, quoins around windows, classical balustrading and brackets combined in a symmetrical design. The façade above the verandah is largely authentic in design, materials, and craftsmanship. Small rectangular windows have been added to the entablature of the building above each of the original windows. The rear of the building has been modified for apartment additions.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with late 19 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: High Explanation: The place is associated with both the Union Clothing Store, and the Gear Meatworks company.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
	Level of Significance: High

³ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Explanation: While there are no formally recorded archaeological sites on Jackson Street, the building at 224 Jackson Street is known to have been constructed prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: 224 Jackson Street has high architectural value for its stripped classical design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 224 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High
	Explanation: As the building at 224 Jackson Street was constructed in the late 19 th century, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High
	Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as a late 19 th century commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-81
Legal Description	Part Lot 5 DP 57
Parcel ID	3749269
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1890 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-82 National Bank Building (1927)

226 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 226 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005

1. Historical Summary

The building which stands at 226 Jackson Street was built specifically for the National Bank in 1927 by architectural firm Atkins and Mitchell and was formally opened in July 1928. The Bank purchased the site from William Henry Ballinger in 1926.¹ It continued to operate as a Bank until the early 1980s.

The firm of Atkins and Bacon was established in Wellington in 1908 by Alfred Atkins (1850–1919) and

¹ Certificate of Title WN367/156(1926)

Roger Bacon. Cyril Hawthorn Mitchell (1891–1949) was taken on as a draughtsman in 1909 and became a partner in 1918. This partnership was short-lived, however, as Roger Bacon moved to Blenheim owing to failing health and Alfred Atkins died in 1919 leaving the young Mitchell on his own. C.H Mitchell built up the firm of Atkins and Mitchell, renaming it Mitchell and Mitchell when joined by his brother Allan Hawthorn Mitchell (d1973) in 1932. The firm of Mitchell and Mitchell continues today as Gooch, Mitchell and MacDiarmid. During his time in the firm (1909–1949) C H Mitchell was responsible for such buildings as the Commercial Travellers Club Building (1929), The Waterloo Hotel (1936), the Central Fire Station (1935) and M.L.C Building, 33–37 Hunter Street, (1940). He was the architect to the Reserve bank of New Zealand and studied the construction of banking chambers in Europe. C.H. Mitchell (1891–1949) was born and educated in Wellington and began his architectural career with the local firm of Atkins and Bacon in 1909. After a few years as a junior with the firm he went to London. He qualified as an architect in 1913 and was registered with the New Zealand Institute of Architects. At the same time, he became an Associate with the Royal Institute of British Architects. In 1918 he returned to New Zealand and again worked for Atkins and Bacon. He was made a partner shortly thereafter. The following year Alfred Atkins died, and Roger Bacon moved to Blenheim. The firm, now known as Atkins and Mitchell, had to be rebuilt. In 1922 A.H. Mitchell came to work for his brother. He completed his studies in England in 1930. After 1925 the firm of Atkins and Mitchell established itself as a major architectural firm in Wellington. In 1932 A.H. returned to Wellington and was admitted to the firm as a junior partner. The firm was known as Mitchell and Mitchell after this. C.H died in 1949 but the firm maintained the same title and continues to this day. Some of the principal buildings designed by the firm were DIC Building, Wellington (1927), Commercial Travellers' Club, Wellington (1929), Wellington Central Fire Station (1934), Waterloo Hotel, Wellington (1936) and MLC Building (1938). The firm also supervised the erection of the T & G Buildings in Wellington and Palmerston North.²



Figure 2: The National Bank Building at 226 Jackson Street, 1973.
Source: ATL, ID: 1-4-021055-F

² Johnston, Bowman and Bradley, *Jackson Street Heritage Building Inventory 2005, Section 2, 9.*

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and occupies a prominent corner site where Jackson Street meets Richmond Street. The former National Bank building is flanked by a two-storey commercial building to its east. The building is built up to the footpath and occupies a single land parcel.

2.2 Building or Structures

The former bank building was designed in the traditional Beaux Arts style, often used for financial buildings. Elements of the style which are evident with the National Bank building are the use of symmetry, columns, recessed porticos, enriched classical cornices, a classical 'attic' storey, and a strongly expressed base story. The building has high levels of authenticity of exterior design, materials, and craftsmanship, and has recently undergone refurbishment and restoration works.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: High Explanation: The place is associated with the New Zealand National Bank and architects Atkins & Mitchell.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
	Level of Significance: High

³ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: 226 Jackson Street has high architectural value for its Beaux Arts design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 226 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate
	Explanation: As the building at 226 Jackson Street was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High
	Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values⁴	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed
	Explanation: Not Assessed

3.5 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: High
	Explanation: The place has high rarity value as a highly authentic large-scale bank building on a prominent corner site, which is an exceptional representative of its architectural style.

3.6 Representativeness	Exceptional
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: Exceptional
	Explanation: The place is an excellent representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-82
Legal Description	Part Lot 25 DP 57
Parcel ID	3908712
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Historic Area
Recommended Changes	HCC Appendix 1
Extent of Place/Listing	Building Footprint
Interiors Included?	N/A
Primary Feature of Listing:	1927 National Bank Building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-83 Patrick's Building (1926)

228 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 228 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005

1. Historical Summary

There is very little information available on the history of the building at 228 Jackson Street, other than its construction in 1926 when the land was purchased by D. S. Patrick from William Ballinger.¹

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by the two-storey former National Bank Building to the west, and a single-storey commercial building to the east. The building is constructed up to the footpath and occupies a single land parcel.

2.2 Building or Structures

The building is a two-storey reinforced concrete and brick structure designed in the stripped Classical style. Unusually for the style, the building has exposed brickwork, rather than the more usual render.² The building has high levels of external authenticity of design, materials, and craftsmanship.³

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁴

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: High Explanation: The place is associated with early 20th century commercial development of Petone.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	<p>Level of Significance: None Explanation: The place is not known to be connected to any historic events.</p>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	<p>Level of Significance: None Explanation: The place is not known to be associated with any prominent individuals or organisations.</p>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	<p>Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.</p>

¹ Certificate of Title WN359/72(1926)

² Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 20.

³ Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 22.

⁴ Criteria taken from GWRC RPS.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: 228 Jackson Street has moderate architectural value for its stripped classical design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 228 Jackson Street appears to have high integrity value with little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the building at 228 Jackson Street was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
	Level of Significance: High

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.
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3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	Moderate
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Moderate Explanation: The place is a somewhat good representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-83
Legal Description	Part Lot 25 DP 57
Parcel ID	3989140
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1926 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

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Hutt City Council Heritage Inventory Assessment Form



H1-84 Commercial Building (1913)

229-231 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: 229-231 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005*

1. Historical Summary

In 1913 William Sutherland purchased the site of 229-231 Jackson Street from Archibald McLachlan.¹ The first tenants were Silbuen & Kent, storekeepers, who occupied the premises from 1913-1921. Mr. John

¹ Certificate of Title WN49/35 (1888)

McEwen (Mayor of Petone 1907-1927) then occupied the building from 1921 until 1937.² John William McEwen was a member of the Wellington Harbour Board, and first Chairman of the Hutt Valley Electric Power Board. During the 1950s-70s the occupants were a cake kitchen and a fruiterer.³ The current owners purchased the building in 1988. It has since become a gift shop.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and occupied a prominent corner site where Jackson Street meets Elizabeth Street. The building is flanked by a single storey commercial building to the west. The building is built up to the footpath.

2.2 Building or Structures

The building is a two-storey structure designed in the Edwardian Baroque style. The ground floor exterior originally had large shop display windows with faceted entries, panelled base and panelled entrance doors. The windows and entrance have been considerably modified. The floor to floor heights are large and a tall parapet has created a building of prominence to Jackson Street. The building is located on a corner which, unlike most other buildings in Jackson Street, exposes two elevations to view. The side elevation originally returned the large shop front windows and the same proportion of upper floor window openings is maintained. The single storey section maintains the horizontality, cornice, and plinth details of the larger section, but is more utilitarian in design. A new verandah was added in 1997.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁴

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: High Explanation: The place is associated with the former Mayor of Petone John McEwen.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a

² *Ibid.*

³ *Wises Streets Directories. 1955-1972.*

⁴ *Criteria taken from GWRC RPS.*

<i>understanding of the culture and life of the district, region, or nation.</i>	<i>contributes to our understanding of life and culture in the area at the time.</i>
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 229-231 Jackson Street has high architectural value for its Edwardian Baroque design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: 229-231 Jackson Street appears to have moderate integrity value and has undergone some modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the building at 229-231 Jackson Street was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.
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3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-84
Legal Description	Lot 1 DP 337548
Parcel ID	6747972
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1913 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

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Hutt City Council Heritage Inventory Assessment Form



H1-85 McKenzie's Department Store (1936)

230 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 230 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005

1. Historical Summary

J. R. McKenzie purchased land from William Ballinger to build a new Petone store for his nation-wide business. The building was designed by Haines & Lamb and opened in 1936. The stores began with one man: Sir John Robert Mackenzie, knighted in 1949. Born in Victoria, Australia 5 August 1876, he began his

business career in Melbourne, after serving in the 2nd Boer War with the Third Victorian Bushmen's Contingent. In 1910, he moved to New Zealand after being impressed by the country while taking a cycling holiday in 1909. He started a shop in Dunedin which was to be the first of a chain of 75 stores nationwide by 1980. Sir John died in 1955, renowned as a philanthropist (the name living on in the J R McKenzie Trust) and a successful businessman.¹ The company eventually closed its doors in the 1980's.

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by a two-storey commercial building to the west, and a single-storey commercial building to the east. The building is constructed up to the footpath and occupies a single land parcel.

2.2 Building or Structures

The building is a single storey construction designed in the Art Deco style, evidenced by the stepped parapet with geometric features.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with mid-20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: High Explanation: The place is associated with the popular department chain store McKenzie's.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	Moderate

¹ <https://timespanner.blogspot.com/2012/04/mckenzie-s-variety-store-of-my-memory.html>

² Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: 230 Jackson Street has moderate architectural value for its Art Deco design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: 230 Jackson Street appears to have moderate integrity value and has undergone significant modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: None Explanation: As the building at 230 Jackson Street was constructed in the mid-20 th century, it has no age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community,	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local

<i>to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	<i>community and contributes to a sense of shared history and identity.</i>
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3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an mid-20 th century commercial building.

3.6 Representativeness	Moderate
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: Moderate Explanation: The place is a somewhat good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-85
Legal Description	Part Lot 25 DP 57
Parcel ID	3828284
Thematic Reference	Commercial
Overall Heritage Significance	Moderate
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1936 single-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
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Hutt City Council Heritage Inventory Assessment Form



H1-86 Flemings Bookshop (1915)

233-235 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 233-235 Jackson Street, Petone
Source: Google Streetview

1. Historical Summary

There is very little information available on the history of 223-235 Jackson Street. There is no information in the Wisers Directory listing until 1915, at which point it was occupied by Joseph Blackburn, hosier, who owned the property until 1927.¹ During the 50s to 70s the building was jointly an Importers (James Luey) and a bookshop (Flemings).²

¹ Wisers Streets Directory. 1915.

² Ibid. 1955-1972.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and occupies a prominent corner site where Jackson Street meets Elizabeth Street. The building is constructed up to the footpath, and is flanked by a two-storey commercial building to the east.

2.2 Building or Structures

The building is a two-storey structure with a brick exterior designed in an Italianate style. A plat roof with a decorative cornice and tall parapet dominate the façade, which is inset with four arched-head double-hung sash windows, all featuring keystones to the architraves, to the façade facing Jackson Street. A new bullnose verandah was added in 2006. The building in its current form has high levels of authenticity.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation³

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: None Explanation: The place is not known to be associated with any prominent individuals or organisations.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
	Level of Significance: High

³ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High
	Explanation: 223-235 Jackson Street has high architectural value for its Italianate design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High
	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate
	Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High
	Explanation: 233-235 Jackson Street appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate
	Explanation: As the place was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High
	Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High
	Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values⁴	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-86
Legal Description	Lot 88 DP 1232
Parcel ID	3784204
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1913 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

⁴ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-87 Britannia Buildings (1920)

237-245 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 237-245 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005

1. Historical Summary

The Britannia Buildings were built on land bought by Charles Frederick Priest from William Butler Buick in 1902,¹ although the buildings were not constructed until 1930, some three decades later.

¹ Certificate of Title. WN117/87(1901)

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and is flanked on either side by two-storey commercial buildings built to the same height. The building is constructed up to the footpath.

2.2 Building or Structures

The building is a two-storey construction which has the form and simplified classical elements of the Stripped Classical style, and the bay window details of the Queen Anne style. The façade features a symmetrical form, with four inset bay windows, and an ashlar surface, with a flat roof. The façade above the verandah has high levels of authenticity of design, workmanship, and materials.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: None Explanation: The place is not known to be associated with any prominent individuals or organisations.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.</i>	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.

² Criteria taken from GWRC RPS.

ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 237-245 Jackson Street has high architectural value for its Italianate design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 237-245 Jackson Street appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-87
Legal Description	Lot 89 and 90 DP 1232
Parcel ID	396812, and 3822461
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1930 two-storey Britannia Buildings
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-88 UFSD Building (1923)

251 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: 251 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005*

1. Historical Summary

The UFSD (United Friendly Society Dispensary) building was constructed in 1923 by Francis H. Swan. The UFSD was formed from an idea in 1884 in Invercargill, by William M. Batchelor of the Forresters Lodge. By 1908 six other Lodges had come together to form the United Friendly Societies Dispensary. The façade of the building was altered in 1936 when the window sunshades were removed.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and is flanked by two similar sized two-storey commercial buildings to either side, although separated on each side by a small right-of-way. The building is constructed up to the footpath.

2.2 Building or Structures

The building is a two-storey construction designed in the Art Deco style. On the above verandah street elevation, the building has high levels of authenticity of design, materials, and craftsmanship.¹

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation²

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional, or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: Moderate Explanation: The place is associated with the UFSD organisation.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.

¹ Johnston, Bowman, and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 88-89.

² Criteria taken from GWRC RPS.

ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 251 Jackson Street has high architectural value for its Art Deco design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 251 Jackson Street appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-88
Legal Description	Lot 92 DP 1232
Parcel ID	3855618
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1923 two-storey Art Deco commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-89 Hannah's Building (Pre-1906)

254 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 254 Jackson Street, Petone

Source: Jackson Street Heritage Building Inventory 2005

1. Historical Summary

This site was part of the land belonging to Joseph Jackson.¹ Charles Tringham and John Wright also owned it over the years 1878 – 1887. In 1923, the shoe company of R. Hannah Ltd. purchased the building and it

¹ Certificate of Title WN9/60(1877)

remained a shoe store right through to the late 1980s.² Hannah's Footwear was founded by Robert Hannah in 1868 on the West Coast. By 1940 there were 42 stores nation-wide and Hannah's was the largest manufacturer of boots and shoes in New Zealand.³

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by two similar two-storey commercial buildings to either side. The building is constructed up to the footpath.

2.2 Building or Structures

The building is a two-storey construction designed in the Stripped Classical style. The above verandah street façade appears to have high levels of authenticity of design, materials, and craftsmanship, while the below verandah façade has little authenticity.⁴

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁵

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: None Explanation: The place is not known to be associated with any prominent individuals or organisations.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High

² Certificate of Title WN137/84(1904)

³ Nicholson, W.B. Petone The First Hundred Years. Petone. 1940. pgs 170-171.

⁴ Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 100-101.

⁵ Criteria taken from GWRC RPS.

i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: 254 Jackson Street has moderate architectural value for its Stripped Classical design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 254 Jackson Street appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

or destroyed it would cause a sense of loss.	
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3.4 Tangata Whenua Values⁶	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed
	Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate
	Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High
	Explanation: The place is a good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-89
Legal Description	Lot 1 A 1941
Parcel ID	4063475
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	Pre-1906 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

⁶ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-90 Commercial Building (1923)

258-260 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 258-260 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005

1. Historical Summary

Formerly part of the Joseph Jackson land, this site eventually was purchased by confectioner Lily Pickard in 1922, for whom the present building was constructed in 1923 by F. C. Walton. Pickard occupied the building until 1939.¹ By the 1950s the building had two tenants - a menswear shop and a dairy.² The clothing store was taken over by Bob Scott and later Andy Leslie (both former All Blacks) and remained in business well into the 1990s.³ Andrew Leslie later purchased the building outright.⁴

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by two two-storey buildings to either side – the eastern neighbour (262-264 Jackson Street) matches the façade of 258-260 Jackson Street. The building is constructed up to the footpath.

2.2 Building or Structures

The building is a two-storey construction designed in the Free Classical style – combining elements from a range of different architectural microcosms, such as the Queen Anne oriel windows. The exterior street façade appears to have high levels of authenticity of design, craftsmanship, and use of materials.⁵

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁶

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: Moderate Explanation: The place is associated with two prominent All Blacks layers who purchased the building and business.
	Level of Significance: High

¹ Certificate of Title WN136/126(1904)

² Wises Streets Directory 1959

³ Wises Streets Directory 1959-1992

⁴ Certificate of Title WN136/126(1904)

⁵ Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 126-127.

⁶ Criteria taken from GWRC RPS.

iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 258-260 Jackson Street has high architectural value for its Free Classical design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 258-260 Jackson Street appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.

community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	<p>Level of Significance: High</p> <p>Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.</p>

3.4 Tangata Whenua Values⁷

i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	<p>Level of Significance: Not Assessed</p> <p>Explanation: Not Assessed</p>
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3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	<p>Level of Significance: Moderate</p> <p>Explanation: The place has moderate rarity value as an early 20th century commercial building.</p>

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	<p>Level of Significance: High</p> <p>Explanation: The place is a good representative of its architectural style.</p>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-90
Legal Description	Lot 2 A 1941
Parcel ID	3890742
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1913 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

⁷ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-91 Commercial Building (1925)

257-263 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 257-263 Jackson Street, Petone
Source: Google Streetview

1. Historical Summary

This property was formed when William Buick subdivided his land in 1902 into 150 lots.¹ Lots 94 and 95 were sold to Alexander Rand who then sold them to the Blundell brothers Ernest and Louis in 1905.² The present building was constructed for Louis Blundell in 1925, by notable architect William Gray Young. Gray Young (1885–1962) was born in Oamaru. When he was a child his family moved to Wellington where he was educated. After leaving school he was articled to the Wellington architectural firm of Crichton and McKay. In 1906 he won a competition for the design of Knox College, Dunedin, and shortly after this he commenced practice on his own account.

¹ Certificate of Title 117/87 (1901)

² Certificate of Title 129/48 (1903)

He became a prominent New Zealand architect and during his career of 60 years he designed over 500 buildings. His major buildings include the Wellington and Christchurch railway stations (1936 and 1954 respectively), Scot's College (1919), Phoenix Assurance Building (1930), and the Australian Mutual Provident Society (AMP) Chambers (1950). At Victoria University he was responsible for the Stout (1930), Kirk (1938), and Easterfield (1957) Buildings, and Weir House (1930). Gray Young also achieved recognition for his domestic work such as the Elliott House, Wellington (1913). His design for the Wellesley Club (1925) earned him the Gold Medal of the New Zealand Institute of Architects in 1932. He was elected a Fellow of the Institute in 1913, serving on the executive committee from 1914–1935 and was president from 1935–36. He was also elected a Fellow of the Royal Institute of British Architects and achieved prominence in public affairs.³



Figure 2: 257-263 Jackson Street, photographed in 1994.
Source: Ian Bowman

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and occupies a prominent corner site where Jackson Street meets Buick Street. The building is flanked by a two-storey commercial building to the west, though the structures are separated by a small right-of-way between them. The building is constructed up to the footpath.

2.2 Building or Structures

The building is a two-storey structure designed in the Inter-War Georgian style. The key stylistic indicators of the Inter-War Georgian style which are evident at 257-263 Jackson Street include symmetry, rectangular

³ Johnston, Bowman and Bradley, *Jackson Street Heritage Building Inventory 2005, Section 2, 116.*

forms, classical detailing such as cornices, string courses, and plinths. The windows are double-hung sash of 6 panes per sash. The above verandah street façade of the building appears to have moderate to high levels of authenticity in its materials, design and craftsmanship.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁴

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional, or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: High Explanation: The place is associated with notable architect William Gray Young.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 257-263 Jackson Street has high architectural value for its Inter-War Georgian design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.

⁴ Criteria taken from GWRC RPS.

character, history and/or development.	
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 257-263 Jackson Street appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁵	
	Level of Significance: Not Assessed

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Explanation: Not Assessed
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3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-91
Legal Description	Lot 95 DP 1232
Parcel ID	3885235
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1925 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-92 Carey's Drapery (1915)

262-264 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 262-264 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005

1. Historical Summary

Mary Ellen Meadows purchased this site from James Barlow in 1904.¹ The building was constructed in 1915 and soon after she let the ground floor shop to Jonathan Carey of Carey's Drapery. Carey's continued in this shop till 1984, after which the premises became a bookstore.²

¹ Certificate of Title WN103/199(1899)

² Wises Streets Directory 1984



Figure 2: 262-264 Jackson Street, photographed in 1994.
Source: Ian Bowman

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by a two-storey building to the west, and a single-storey building to the east. The building is constructed up to the footpath.

2.2 Building or Structures

The building is a two-storey construction with an unusual combination of elements more common in domestic buildings which was popular with the Arts and Crafts style. Typical features of the Arts and Crafts style which are visible at 262-264 Jackson Street include a prominent eaves with exposed rafters, oriel windows, roughcast and contrasting textures and colours. The above verandah street façade of the building appears to have high levels of authenticity of design, materials, and craftsmanship. The below verandah façade has been modified with aluminium shopfronts.³

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

³ Johnston, Bowman and Bradley, *Jackson Street Heritage Building Inventory 2005, Section 2, 138-140.*

3. Evaluation⁴

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional, or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: None Explanation: The place is not known to be associated with any prominent individuals or organisations.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 262-264 Jackson Street has high architectural value for its unusual combination of Arts and Crafts elements.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
	Level of Significance: High

⁴ Criteria taken from GWRC RPS.

v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Explanation: 262-264 Jackson Street appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
	Level of Significance: High

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

i) Representativeness - the place is a good example of its type, era or class it represents.	Explanation: The place is a good representative of its architectural style.
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4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-92
Legal Description	Part Lot 43 DP 51
Parcel ID	3807688
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1915 two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-93 Bonthorne & Wilson Building (Pre-1899)

266 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: 266 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005*

1. Historical Summary

This site was originally owned by James Atkinson, and was sold to Thomas Bonthorne in 1899.¹ Bonthorne and Wilson were the first general hardware merchants in the Hutt Valley.² They opened their first store in Jackson Street in 1899 and continued to operate from there well into the 1950s. Later the TAB purchased the building and there has been a TAB agency there ever since.³

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and occupies a prominent corner site where Jackson Street meets Beach Street. The building is flanked by a two-storey commercial building to the west. The building is constructed up to the footpath.

2.2 Building or Structures

The building is a single-storey structure which has little evidence of an architectural style but retains its simple, large shopfronts and bull nosed veranda of the late 19th century. The verandah and below verandah street façade has moderate levels of authenticity of design, craftsmanship and materials, while most of the original stepped parapet has been removed. When the parapet was removed the original store owners' name "Bonthorne & Wilson" was found.⁴

¹ Certificate of Title WN103/211(1899)

² Nicholson. W. B. Petone The First Hundred Years. Petone. 1940 pg. 149.

³ Wises Street Directories 1965-1992

⁴ Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 152-153.

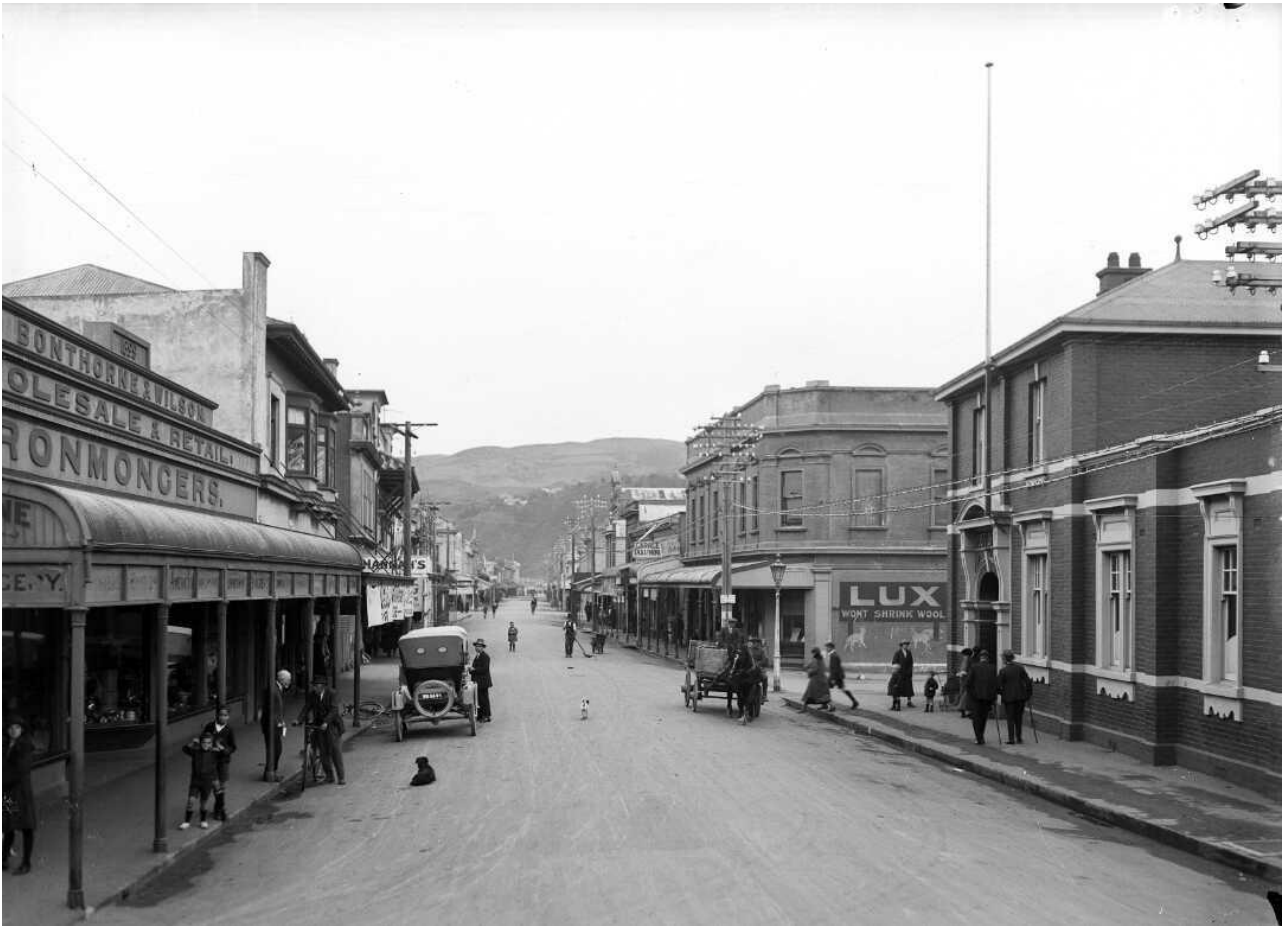


Figure 2: Bonthorne & Wilson’s store on Jackson Street (left), photographed in 1924.
Source: ATL, ID: 1-2-048298-G

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁵

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
	Level of Significance: Moderate

⁵ Criteria taken from GWRC RPS.

iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Explanation: The place is associated with Bonthorne and Wilson – well-known hardware merchants.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Moderate Explanation: 266 Jackson Street has moderate architectural value for its simplistic late 19 th century design features.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: 266 Jackson Street appears to have moderate integrity value and has undergone significant modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As the place was constructed in the late 19 th century, it has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</i>	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
<i>ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁶	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as an late 19 th century commercial building.

3.6 Representativeness	Moderate
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: Moderate Explanation: The place is a somewhat good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-93
Legal Description	Part Lot 43 DP 51
Parcel ID	3967885
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint

⁶ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Primary Feature of Listing:	<i>c. 1899 single-storey commercial building</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> • This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. • This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-94 Bank of New Zealand Building (1907)

268 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: 268 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005*

1. Historical Summary¹

The Bank of New Zealand (BNZ) purchased this site from Thomas Price in 1904.² When the first BNZ in Petone opened on the 23rd of November 1892, it operated as a sub-agency of the Hutt Agency. As business grew, it was upgraded to Agency status in 1903 and finally Branch status in 1904. As the business grew, new premises were required, and the present building was designed by architect Thomas Turnbull & Son and built by builders Lowin & Bull in 1909. In 1936, additions to the building were made, and in 1952 further minor alterations were carried out. The building was seismically strengthened in 1963.

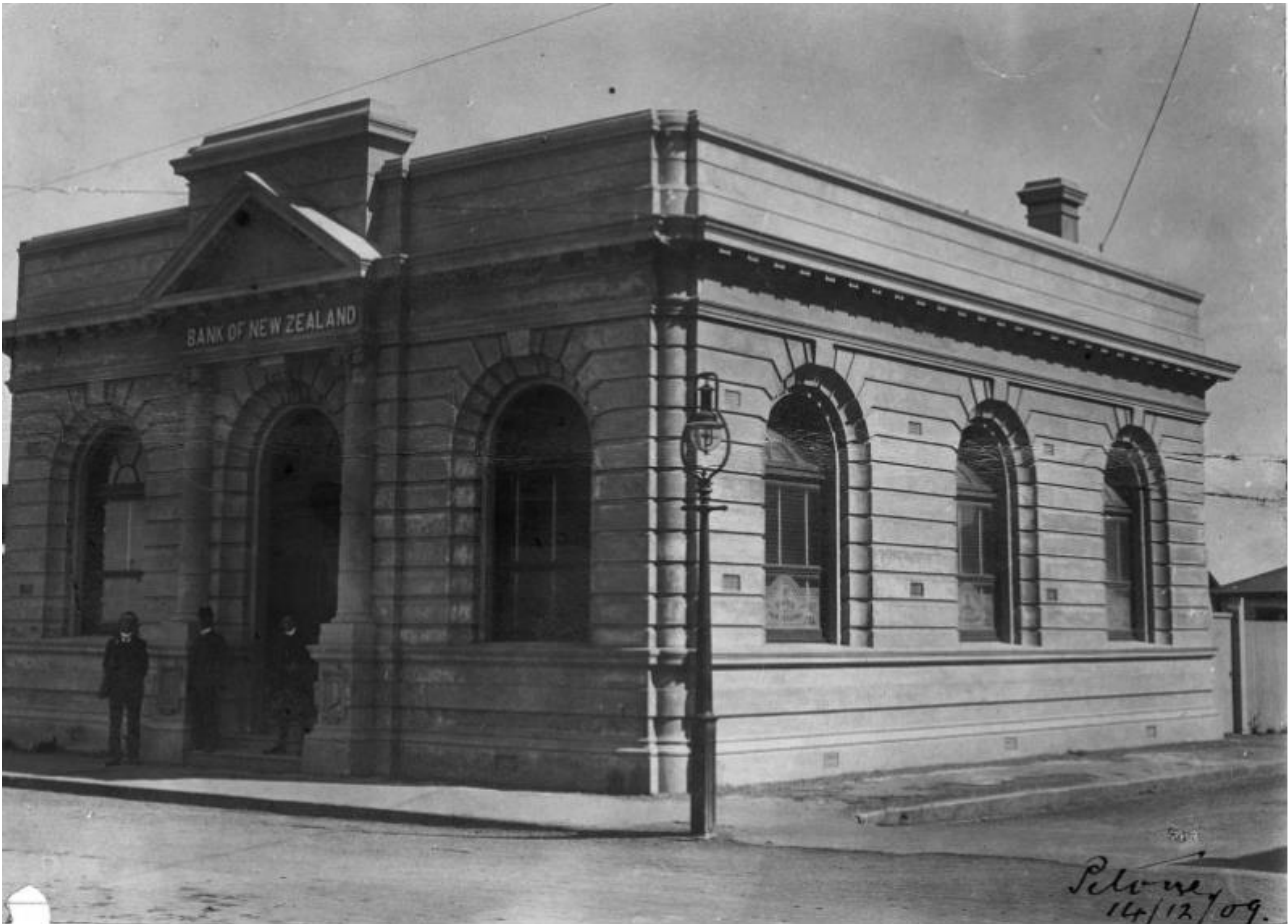


Figure 2: The new BNZ in Petone, photographed in 1909.
Source: BNZ Website

2. Physical Description

2.1 Setting - Site Description

The building is a single-storey structure located on the southern side of Jackson Street, Petone, on a prominent corner site where Jackson Street meets Beach Street. The building is constructed up to the footpath.

2.2 Building or Structures

The building is a single-storey structure designed in a formal Classical style, often used for financial institutions such as banks to give an impression of strength and solidarity. The main façade facing Jackson

¹ <https://www.bnzheritage.co.nz/archives/story/125-years-in-petone>

² Certificate of Title WN47/124(1901)

Street features a symmetrical design with a pedimented parapet over a central arched entranceway, flanked by two arched windows to either side. The use of columns, plinths, cornices, and a rusticated exterior are also features of the style. The exterior street facades are largely authentic in design, craftsmanship and materials; however, the façade is all that remains of the original building.³

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁴

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional, or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: High Explanation: The place is associated with the Bank of New Zealand.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The Former BNZ Building has high architectural value for its traditional classical design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.

³ Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 164-165.

⁴ Criteria taken from GWRC RPS.

character, history and/or development.	
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 268 Jackson Street appears to have high integrity value and has undergone little modification, though the interior is entirely modern.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the place was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area, and as one of two banking buildings still standing. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁵	
	Level of Significance: Not Assessed

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Explanation: Not Assessed
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3.5 Rarity	High
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has high rarity value as an intact early 20 th century bank building with exceptional architectural representativeness.

3.6 Representativeness	Exceptional
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: Exceptional Explanation: The place is an exceptional representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-94
Legal Description	Lot 1 DP 1486
Parcel ID	3867653
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1909 BNZ Building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-95 Commercial Building (1927)

272 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 272 Jackson Street, Petone
Source: Google Maps, 2020.

1. Historical Summary

This site was part of Joseph Jackson's land, which by 1925 had been purchased by Joseph Blackburn.¹ Blackburn commissioned F. C. Walton to design a new two-storey commercial premises for him which was constructed in 1927. Little is known of F C Walton other than three tender notices of 1928 in the Dominion Newspaper relating to a building in Jackson Street - the Petone Masonic Building - and one for a house in Taita. It is possible that the tender for the Jackson Street building is 272 Jackson Street. Blackburn and his wife ran a drapery store in the building until the early 1960s.² It continued as a drapery until the early 1990s.

¹ Certificate of Title WN139/14(1905)

² Wisers Streets Directories 1948-1965.



Figure 2: 272 Jackson Street, photographed in 1994.
Source: Ian Bowman



Figure 3: 272 Jackson Street, Petone
Source: Jackson Street Heritage Building Inventory 2005

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by a two-storey commercial building to the west. To the east of the building is an open space which contains the modern Police building, set back from the road. 272 Jackson Street is built up to the footpath and occupies a single land parcel.

2.2 Building or Structures

The building is a two-storey structure designed in the Free Classical style, which combines elements from various other architectural styles - in this case Baroque and Queen Anne. The oriel windows in particular are very similar to the Britannia Buildings at 237-245 Jackson Street, as well as 258-260 Jackson Street (also designed by Walton) and 262-264 Jackson Street. The exterior street façade appears to have high levels of authenticity of design, craftsmanship and materials.³

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁴

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.

³ Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 176-177.

⁴ Criteria taken from GWRC RPS.

or events in local, regional, or national history.	
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: None Explanation: The place is not known to be associated with any notable individuals or organisations.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 274 Jackson Street has high architectural value for its Free Classical design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 272 Jackson Street appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the building at 272 Jackson Street was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

a wider townscape or landscape setting, and/or it is a landmark.	
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3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁵	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-95
Legal Description	Pt Lot 68 DP 51
Parcel ID	3894746
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local

⁵ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Current Protection	<i>HNZPT Historic Area</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Building Footprint</i>
Primary Feature of Listing:	<i>1927 two-storey commercial building</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> • This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. • This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-96 Former Police Station (1908)

274B Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 274B Jackson Street, Petone
Source: JSP Website

1. Historical Summary¹

The small, timber-framed police station at 274B Jackson Street was built in 1908 in Elizabeth Street, and was once the most senior station in the Hutt Valley with four constables and one sergeant. In the late 1940s the Police Station and Jail were moved behind the old (now derelict) courthouse at 13 Elizabeth Street. Police used the courthouse as an office, but the lock-up continued to be used – mainly for intoxicated offenders – until 1978. In September 1993 a new police station was opened in Jackson Street on the site of the old Petone Central School. The Jackson Street Programme (JSP) then bought land next door and was

¹ <https://www.jacksonstreet.co.nz/listing/old-jail/>

gifted the old police station and lockup (old jail) for renovation. They were then relocated to the present site in January 1994 274b Jackson Street, Petone. The place is now used as a small museum dedicated to law and order and has four original cells.

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and is flanked by a modern Police building to the west and a large two-storey building to the east. There is a large vehicle lane to either side of the historic building, and a number of mature trees partially obscure it from street view. Like the buildings to either side of it, the historic Police Station is set back from the road – an unusual characteristic for buildings on Jackson Street which are usually built right up to the footpath.

2.2 Building or Structures

The building is a single-storey structure designed in an austere style commonly used for buildings connected to justice/corrections facilities such as courthouses and police stations at the turn of the 20th century. The building has no ornamental elements, but features rusticated weatherboard cladding, a corrugated steel hipped roof, double-hung timber-framed sash windows, boxed eaves and emphasized corner boards. The exterior appears to have high levels of authenticity of design, craftsmanship and materials, and the interior has also been preserved to serve as a museum with four original cells intact.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	<p>Level of Significance: High Explanation: The place is associated with early 20th century development of Petone, particularly the establishment of correctional and justice-related buildings.</p>
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	<p>Level of Significance: None Explanation: The place is not known to be connected to any historic events.</p>
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	<p>Level of Significance: None Explanation: The place is not known to be associated with any notable individuals or organisations.</p>
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our</i>	<p>Level of Significance: High Explanation: The place has high social significance for its association to early correctional and justice experiences from the</p>

² Criteria taken from GWRC RPS.

<i>understanding of the culture and life of the district, region, or nation.</i>	<i>past and a contributes to our understanding of life and culture in the area at the time.</i>
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3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The former Police Station has high architectural value for its austere utilitarian design, often used for correctional or justice related buildings.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: The former Police Station appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the former Police Station was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.

ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.
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3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	High
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: High Explanation: The place has high rarity value as an intact turn of the century Police Station.

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: Exceptional Explanation: The place is an excellent representative of its type.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-96
Legal Description	Lot 1 DP 79272
Parcel ID	3787763
Thematic Reference	Civic
Overall Heritage Significance	High
Importance Level	Regional
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1908 Former Police Station
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-97 N. E. Willis Dental Surgery (1935)

278-280 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 278-282 Jackson Street, Petone
Source: Google Maps, September 2020.

1. Historical Summary¹

This site was part of the land owned by George Carter² who sold most of it to William Elder in 1888.³ In turn, Elder then sold this section to Richard McVilly in 1926, who sold it to Norman Willis - a Dental Surgeon, in 1934.⁴ Architect Edmund Anscombe designed the building for Willis in 1935. He remained there till the late 1950s. The building continued to function as a dentist's surgery until the mid-1970s.⁵

¹ <https://teara.govt.nz/en/biographies/4a17/anscombe-edmund>

² Certificate of Title WN46/61(1887)

³ Certificate of Title WN47/31(1888)

⁴ Certificate of Title WN369/264(1926)

⁵ Wises Street Directories 1955 - 1979

Edmund Anscombe was born on 8 February 1874 in Lindfield, Sussex, England, and emigrated to New Zealand when Edmund was seven months old, settling in Dunedin. In 1888 he visited the Centennial International Exhibition, Melbourne, an experience that started a lifelong interest in the design of international exhibitions. In 1901 he left New Zealand to study architecture in the United States. It is believed he studied by correspondence and supported himself as a builder - he was engaged in the construction of the Louisiana Purchase Exposition in St Louis, Missouri. The beaux-arts style, on which this exhibition was based, had a considerable influence on Anscombe's later designs. In 1907 Anscombe returned to Dunedin and in January 1908 won the design competition for the School of Mines building at the University of Otago. In the same year he became an associate of the New Zealand Institute of Architects. The success of the School of Mines building led to his appointment as architect to the university council, a position he held until 1929. The five buildings he designed at the university all faithfully followed the style of Maxwell Bury's original two buildings. Together the seven buildings constitute a major example of nineteenth century and early twentieth century Gothic architecture in New Zealand. In Otago, Anscombe gained commissions for several major buildings including Otago Girls' High School, Palmerston town hall, the Dunedin YMCA building, and churches of various denominations. He went into partnership with L. D. Coombes in 1913 and then with H. McDowell Smith in 1914. The latter partnership continued in various forms through to the 1920s and received commissions from as far afield as Invercargill and Palmerston North. One of note, undertaken by Anscombe, was for the 33-roomed Clifton homestead at Waiwera South in 1919. Following a tour of Canada and the United States in 1922, Anscombe wrote to Dunedin's Evening Star with a proposal to hold an international exhibition in the city. There was overwhelming public support for the project and Anscombe was appointed the official architect. The buildings he designed for the 1925--26 New Zealand and South Seas International Exhibition were structured to an axial plan, terminated by a domed meeting hall. They were greatly influenced by the 1893 World Columbian Exposition, Chicago, and by the 1904 Louisiana Purchase Exposition. Anscombe also supervised the work on the Sarjeant Gallery, Wanganui. His pupil Donald Hosie had won the competition to design the building in 1916 but was killed in the First World War. His more significant structures of the 1930s included the Wellington Show Association stadium, the Hawke's Bay Farmers' and Westerman and Company's buildings in Hastings, and the Rotorua municipal building. He also designed several apartment blocks in Wellington and the Disabled Servicemen's Vocational Training Centre, which was completed in 1943. Anscombe's most important work was the New Zealand Centennial Exhibition of 1939-40. The International style conveyed by the structures at Rongotai, Wellington, was intended to reflect New Zealand's progressive approach to the world. As an architect of exhibitions Anscombe had the ability and experience to put grand ideas into form. After the Centennial Exhibition he continued to promote various visionary schemes.

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and occupies a prominent corner site where Jackson Street meets Queen Street. The building is flanked by a two-storey commercial building to the west. The building is constructed up to the footpath and occupies several land parcels.

2.2 Building or Structures

The building is a single-storey construction designed in the Spanish Mission version of Art Deco. Characteristics of the style evident at 278-280 Jackson Street include round headed windows, a decorative parapet, grouped arched openings, full or shallow loggia, and balustrading under windows. The building has high levels of external and internal authenticity of design, materials, and craftsmanship.⁶

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

⁶ Johnston, Bowman and Bradley, *Jackson Street Heritage Building Inventory 2005, Section 2, 200-201.*

3. Evaluation⁷

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with the early-mid 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional, or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: High Explanation: The place is associated with notable architect Edmund Anscombe.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 278-280 Jackson Street has high architectural value for its architectural style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
	Level of Significance: High

⁷ Criteria taken from GWRC RPS.

v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Explanation: 278-280 Jackson Street appears to have high integrity value and has undergone little modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the building at 278-280 Jackson Street was constructed in the early-mid 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁸	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early-mid 20 th century commercial building.

3.6 Representativeness	High
	Level of Significance: High

⁸ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

i) Representativeness - the place is a good example of its type, era or class it represents.	Explanation: The place is a good representative of its architectural style.
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4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-97
Legal Description	Part Lot 2 and 3 DP 339
Parcel ID	3997831 and 3900782
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	1935 single-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-98 Commercial Building

293 Jackson Street, Petone, Lower Hutt, Wellington



*Figure 1: 293 Jackson Street, Petone
Source: Google Maps, September 2020.*

1. Historical Summary

There is very little information available regarding the history of 293 Jackson Street. Its exact construction date and architect are unknown. After being a tenant in this building for fourteen years, Henry Sharman purchased it in 1927, and would own the building until 1963.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and occupies a prominent corner site where Jackson Street meets Kensington Avenue. The building is built up to the footpath and occupies a single land parcel.

2.2 Building or Structures

The building is a single-storey structure designed in a very simplified form of Edwardian Free Classical, with the references to Classicism limited to a vestigial cornice, pilasters, and a semi-circular pediment. The external façade of the building has, excluding the shop front and verandah, has a high level of authenticity of design, craftsmanship and materials.¹

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation²

3.1 Historic Values	High
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: High Explanation: The place is associated with the late 19 th and early 20 th century commercial development of Petone.
<i>ii) Events - the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
<i>iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.</i>	Level of Significance: None Explanation: The place is not known to be associated with any prominent individuals or organisations.
<i>iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.</i>	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: Moderate Explanation: 293 Jackson Street has moderate architectural value for its classical design style.
	Level of Significance: High

¹ Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 254-255.

² Criteria taken from GWRC RPS.

iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: 293 Jackson Street appears to have moderate integrity value and has undergone substantial modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Unknown Explanation: As the construction date of the building at 293 Jackson Street is unknown, it has unknown age value in the context of human occupation of the Wellington region. It is likely to be an early 20 th century structure.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic, or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values³	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as a late 19 th and/or early 20 th century commercial building.

3.6 Representativeness	Moderate
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: Moderate Explanation: The place is a somewhat good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-98
Legal Description	Part Lot 101 DP 1232
Parcel ID	3965494
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	Single-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-99 Commercial Building

295-297 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 295-297 Jackson Street, Petone
Source: Google Maps, September 2020.

1. Historical Summary

There is very little information available on the building located at 295-297 Jackson Street. Its construction date and architect are both unknown. The building stands on land formerly belonging to William Butler Buick and transferred hands a number of times from 1905 onwards.

2. Physical Description

2.1 Setting - Site Description

The building is located on the northern side of Jackson Street, Petone, and occupies a prominent corner site where Jackson Street meets Kensington Avenue. The building is flanked by a two-storey commercial building to the east. The building is built up to the footpath and occupies a single land parcel.

2.2 Building or Structures

The building is a two-storey structure designed in the Free Classical style which also incorporates a bay window, normally associated with the Queen Anne style. The building retains moderate to high levels of authenticity of external design, materials, and craftsmanship.

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation¹

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with the late 19 th and early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional, or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: None Explanation: The place is not known to be associated with any prominent individuals or organisations.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.
3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation,	Level of Significance: Moderate Explanation: 295-297 Jackson Street has moderate architectural value for its Free Classical design style.

¹ Criteria taken from GWRC RPS.

<i>period, craftsmanship or other architectural values.</i>	
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: 295-297 Jackson Street appears to have moderate integrity value and has undergone some modification.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Unknown Explanation: As the construction date of the building at 295-297 Jackson Street is unknown, it has unknown age value in the context of human occupation of the Wellington region. It was likely constructed during the late 19 th and/or early 20 th century.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values²	
<i>i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.</i>	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: Moderate Explanation: The place has moderate rarity value as a late 19 th or early 20 th century commercial building.

3.6 Representativeness	High
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: High Explanation: The place is a good representative of its architectural style.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-99
Legal Description	Lot 133 DP 1232
Parcel ID	4015694
Thematic Reference	Commercial
Overall Heritage Significance	High
Importance Level	Local
Current Protection	HNZPT Historic Area
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Building Footprint
Primary Feature of Listing:	Two-storey commercial building
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

² The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

Hutt City Council Heritage Inventory Assessment Form



H1-100 Commercial Building (1928)

320-326 Jackson Street, Petone, Lower Hutt, Wellington



Figure 1: 320-326 Jackson Street, Petone
Source: Google Maps, September 2020.

1. Historical Summary

As with much of the land in this area this section was part of the William Buick Estate.¹ By 1926 this section had been purchased by Harry Clifton Gibbons.² The present building was designed by notable architect William Gray Young, and built for Mr. Gibbons. The first listing in Wises in 1930 the occupants are an ironmonger, a leather manufacturer, a women's clothing shop, and a confectioner.³

William Gray Young was born in Oamaru. When he was a child his family moved to Wellington where he was educated. After leaving school he was articled to the Wellington architectural firm of Crichton and McKay. In 1906 he won a competition for the design of Knox College, Dunedin, and shortly after this he commenced practice on his own account. He became a prominent New Zealand architect and during his career of 60

¹ Certificate of Title WN117/87(1900)

² Certificate of Title WN311/19(1924)

³ Wises Streets Directory 1930

years he designed over 500 buildings. His major buildings include the Wellington and Christchurch railway stations (1936 and 1954 respectively), Scot's College (1919), Phoenix Assurance Building (1930), and the Australian Mutual Provident Society (AMP) Chambers (1950). At Victoria University he was responsible for the Stout (1930), Kirk (1938), and Easterfield (1957) Buildings, and Weir House (1930). Gray Young also achieved recognition for his domestic work such as the Elliott House, Wellington (1913). His design for the Wellesley Club (1925) earned him the Gold Medal of the New Zealand Institute of Architects in 1932. He was elected a Fellow of the Institute in 1913, serving on the executive committee from 1914–1935 and was president from 1935–36. He was also elected a Fellow of the Royal Institute of British Architects and achieved prominence in public affairs.⁴



Figure 2: 320-326 Jackson Street, photographed in 1994.
Source: Ian Bowman



Figure 3: 320-326 Jackson Street, Petone
Source: Bradley, in Jackson Street Heritage Building Inventory 2005, Section 2, 313.

2. Physical Description

2.1 Setting - Site Description

The building is located on the southern side of Jackson Street, Petone, and occupies a prominent corner street where Jackson Street meets Bolton Street. The building is flanked by a single-storey commercial building to the west. The building is constructed up to the footpath and occupies several land parcels.

2.2 Building or Structures

The building is a two-storey construction designed in the Inter-War Georgian Revival style. The key stylistic indicators of the Inter-War Georgian style include symmetry, rectangular forms, classical detailing such as cornices, urns, string courses, plinths and, often, a central pediment. Windows tended to be double hung sash of 6 panes per sash. The above verandah street façade is largely authentic in design, materials, and craftsmanship.⁵

2.3 Existing Listing/Scheduling Status

The building is not currently scheduled individually with HCC, but is listed with HNZPT as an address encompassed under the Jackson Street Historic Area with HNZPT (#7369).

3. Evaluation⁶

⁴ Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 322.

⁵ Johnston, Bowman and Bradley, Jackson Street Heritage Building Inventory 2005, Section 2, 318-321.

⁶ Criteria taken from GWRC RPS.

3.1 Historic Values	High
i) Themes - the place is associated with important themes in history or patterns of development.	Level of Significance: High Explanation: The place is associated with early 20 th century commercial development of Petone.
ii) Events - the place has an association with an important event or events in local, regional, or national history.	Level of Significance: None Explanation: The place is not known to be connected to any historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region, or nation.	Level of Significance: High Explanation: The place is associated with notable architect William Gray Young.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region, or nation.	Level of Significance: High Explanation: The place has high social significance for its association to early commercial experiences from the past and a contributes to our understanding of life and culture in the area at the time.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region, or nation.	Level of Significance: High Explanation: While there are no formally recorded archaeological sites on Jackson Street, the area is known to have been occupied prior to 1900 and therefore has high archaeological value.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: 320-326 Jackson Street has high architectural value for its Edwardian Baroque design style.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: High Explanation: The surroundings of the place have high significance to the place as a whole.
ix) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The place demonstrates use of traditional building methods and materials for the time.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 320-326 Jackson Street appears to have high integrity value and has undergone little modification.

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: Moderate Explanation: As the building at 320-326 Jackson Street was constructed in the early 20 th century, it has moderate age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: High Explanation: The place has group value as one of a collection of historic commercial buildings which contribute to the heritage values of the wider Petone area. The place as a whole has landmark value to the local community.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high sentimental value to the Petone community generally.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place, as part of the wider Jackson Street area, has high recognition value and is well-known by the local community and contributes to a sense of shared history and identity.

3.4 Tangata Whenua Values⁷	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural, or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Moderate
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Moderate Explanation: The place has moderate rarity value as an early 20 th century commercial building.

3.6 Representativeness	High
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: High Explanation: The place is a good representative of its architectural style.

⁷ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-100</i>
Legal Description	<i>Lot 161 and Lot 162 DP 1232</i>
Parcel ID	<i>3965165 and 3804395</i>
Thematic Reference	<i>Commercial</i>
Overall Heritage Significance	<i>High</i>
Importance Level	<i>Local</i>
Current Protection	<i>HNZPT Historic Area</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Building Footprint</i>
Primary Feature of Listing:	<i>1928 two-storey commercial building</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-101 25 Patrick Street (1906)

25 Patrick Street, Petone



Figure 1: 25 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).

Source: MCH, ID: H11-B

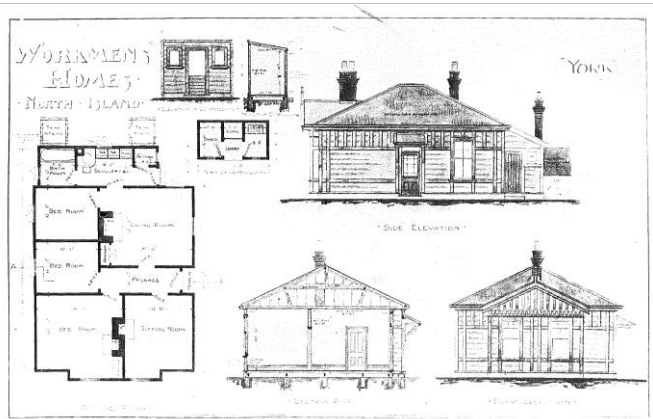


Figure 3: The 'York' design.

Source: HNZPT 1984 Booklet

2. Physical Description

2.1 Setting - Site Description

25 Patrick Street sits at the western side of Patrick Street, adjacent to 23 Adelaide Street to the south which is also a Heretaunga Settlement building, and 27 Adelaide Street to the north which is not a Heretaunga Settlement building.

2.2 Building or Structures Description

25 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. It was constructed to the 'York' design of local Wellington architects Penty and Blake, who also designed 12 and 18 Patrick Street to the same design. The house is single storeyed with a hipped roof, and a shallow gabled projection over the street elevation, with half-timbering under the gable ends and over the weatherboards, and a bracketed hood over the entrance porch on the north side of the house. The building has been somewhat modified over time, but still retains its main footprint. The builder was H. G. Young & Co.

2.3 Existing Listing/Scheduling Status

25 Patrick Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 25 Patrick Street is also not scheduled in HCC's existing Heritage Inventory.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional
	Explanation: <i>The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of</i>

² Criteria taken from GWRC RPS.

	<i>the time which the government identified as essential to housing the growing number of workers.</i>
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: Exceptional Explanation: The architectural qualities of 25 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: High Explanation: 25 Patrick Street has remained relatively unmodified since its original construction.
vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: High Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.

vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>25 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.</i>

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: <i>High</i>
	Explanation: <i>The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction.</i>
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: <i>High</i>
	Explanation: <i>The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area.</i>

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: <i>Not Assessed</i>
	Explanation: <i>Not Assessed</i>

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The scheme is an exceptionally rare example of early state housing schemes in New Zealand.</i>

3.6 Representativeness	Exceptional
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>Exceptional</i>
	Explanation: <i>The place is an excellent example of the 'variety' of designs which were requested by Prime Minister Richard Seddon to increase the aesthetic value of the state housing scheme.</i>

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

4. Recommendations

4.1 Scheduling Details

Unique Identifier	<i>H1-101</i>
Legal Description	<i>Section 9 Blk VIII Heretaunga Settlement</i>
Parcel ID	<i>3771105</i>
Thematic Reference	<i>State Housing/Early Settlement</i>
Overall Heritage Significance	<i>Exceptional</i>
Importance Level	<i>National</i>
Current Protection	<i>None</i>
Recommended Changes	<i>Add to proposed 'Schedule of HNZPT Listed Items'</i>
Extent of Place/Listing	<i>Property Boundary</i>
Primary Feature of Listing:	<i>1906 House</i>
Non-Contributing Fabric/Exclusions:	<i>N/A</i>
Other Notes:	<i>N/A</i>

Report Dated: November 2023

Issue Status: For Public Engagement

Please Note:

- This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.
- This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.

Hutt City Council Heritage Inventory Assessment Form



H1-102 26 Patrick Street (1906)

26 Patrick Street, Petone



Figure 1: 26 Patrick Street, Petone.

1. Historical Summary¹

It was not the diminutive Labour Prime Minister, 'Micky' Savage, who laid the foundation for state housing in New Zealand, but his larger than life predecessor, 'King Dick' Seddon. The Liberal Premier wanted to give working-class families the opportunity of moving from the crowded and insanitary areas of the inner city to spacious and healthy homes in the suburbs. He pledged to provide a total of 5000 houses for families earning less than £200 per year. In 1905, alarmed by growing reports of extortionate rents and squalid living conditions in the working-class districts of New Zealand cities, Seddon introduced the Workers' Dwellings

¹ <https://nzhistory.govt.nz/culture/we-call-it-home/the-state-steps-in-and-out/>; and *Seddon's State Houses*, NZ Historic Places Trust, Wellington Regional Committee Monograph #1, 1984

Act. Its purpose was to provide urban workers with low-cost suburban housing, far removed from city slums and grasping landlords. Workers could either rent their home or buy it outright, on the condition that it was returned to the state on the owner's death.

The scheme was intended to be trialled in each of the four main centres, though the Wellington scheme was fast-tracked as it was felt the need was greatest there, where rents were 30% higher than any of the other three centres. Petone was chosen as the site for the proposed scheme in Wellington as the area had recently been 'reawakened' by the 1874 rail line establishment and the associated boom in industrial activity.

To counteract the image of 'Workers Barracks' in the minds of some of the members of the House, Seddon organised a competition for designs for the dwellings in February of 1906 to encourage diversity in the aesthetics of each building. In total, over 150 entries were received from which 34 designs were selected to be constructed as part of the scheme. All of the designs had five rooms; living room, kitchen/dining room, and three bedrooms, besides a bathroom and other conveniences such as coal sheds and outhouses. These successful designs were displayed at the International Exhibition at Christchurch held between November 1906 and April 1907 with an exhibition house also built on the grounds featuring one of the successful designs submitted by Cecil Wood and Samuel Hurst Seager.

The land for the Petone scheme was purchased by the Government from Alfred Coles in 1905 for £9,000 and the name for the scheme was derived from the Māori name for the Hutt River, 'Heretaunga'. Tenders for construction for the Petone scheme were called in June of 1906, and applications for tenants were opened on September 10th of the same year. However, due to the unexpectedly high rent proposed by the Government for each house, only three formal applications had been lodged by the time the applications window had closed. It took the establishment of a stable commute service between the scheme and the rail station for the scheme to be fully tenanted. Work began in 1905, with the Public Works Department responsible for the basic formation and construction of the streets and individual lots, but each property had separate builders.

Petone had seven different designs chosen for the houses to be built, which included a mix of single storey and two storey designs, but all had the standard five room arrangements. To avoid repetition, the different designs were to be built at random with the single and two storey variations mixed to create height variation. Six of the designs were from local Wellington architects, and the seventh – 'Design No. 3' – was by Samuel Hurst Seager and Cecil Wood. Three designs were from Penty and Blake, one from Joshua Charlesworth, one from Jack Hoggard, and one from William Gray Young.

The designs built were known as:

- Kia Ora – Jack Hoggard
- York - Penty and Blake
- Domus – Joshua Charlesworth
- Spero - Penty and Blake
- Design No. 3 - Samuel Hurst Seager and Cecil Wood
- Young New Zealander – William Gray Young
- Suburban – Penty and Blake

Five contracts were let to local builders for the construction of the scheme. The houses were all to be built in wood – using Totara, Rimu, and Kauri – and erected on concrete foundations. The majority of the buildings were completed before the end of 1906.

Despite Seddon's best intentions, the scheme failed to prosper with only 126 houses built across the country by 1910. High rents, and the cost of commuting to city jobs, priced the houses above the reach of most workers. The Reform government finally pulled the plug on the programme in 1919. Nonetheless, the seeds of state housing in New Zealand had been sown.

In 1984, Barbara Fill was commissioned by the Historic Places Trust (now Heritage New Zealand Pouhere Taonga) to research the and document the history of the street. In 1989, following submissions and a hearing, the Patrick Street Historic Precinct was included in the Petone Borough District Scheme by way of a Plan Change (PC #47, Review No. 3). The Precinct was formally opened by the Governor General, Sir Paul Reeves, later that year. In 2006, the street celebrated its centenary, and Prime Minister Helen Clark gave a speech which outlined the history of the area and its significance both locally, regionally, nationally, and perhaps internationally. As part of the centenary celebrations, research was undertaken to ascertain if the Patrick Street Precinct had any international equivalent worldwide. To the best of the researcher's knowledge no equivalent was found, making the place likely to be of international significance as a unique example of early 20th century state housing.

For many years the Patrick Street Historic Precinct was on a bus tour run by the Petone Historical Society and Hutt City Council during Hutt Valley's Heritage week celebrations. Residents of the street have also hosted numerous tours of the street over the years as part of the Wellington Heritage week festival.

Historic certificates of title indicate that 26 Patrick Street was likely the first house to be privatised under the 'rent to buy' scheme of the Workers Dwelling Act. This privatisation happened in 1929 when the property was purchased by Reginald James Hill, who subsequently employed an architect – F. G. Walton – to modify the original house.



Figure 2: Some of the houses of the Heretaunga Settlement scheme photographed in 1909 (2-14 Patrick Street).
Source: MCH, ID: H11-B



Figure 3: 43 Adelaide Street, also designed to the 'Suburban' typology.
Source: HNZPT

2. Physical Description

2.1 Setting - Site Description

26 Patrick Street sits at the eastern side of Patrick Street, adjacent to 24 Adelaide Street to the south which is also a Heretaunga Settlement building. To the north of 26 Patrick Street are the rear of two lots – 428 and 430 Jackson Street – which are not Heretaunga Settlement buildings but are currently included in the existing HCC Patrick Street Precinct.

2.2 Building or Structures Description

26 Patrick Street was one of the first state houses to be erected in New Zealand under the provisions of Richard John Seddon's Workers' Dwellings Act' 1905. The house was designed to the 'Suburban' typology - the second Workers Dwelling design by architects Penty and Blake, who also designed 227 The Esplanade and 43 Adelaide Street. The builders were Messrs. Johnson & Nicholson. These two storeyed houses were designed with street elevation which was stepped back to allow for a balcony over the downstairs sitting room. The building was constructed at a cost of £379 and the rent was 11s 1d per week. Some modification has occurred to the building over time, particularly in 1929 when architect F. G. Walton altered the house to adopt an 'Arts and Crafts' style aesthetic. Areas were added to the south of the building, the balcony was built over, and bay windows and extensive shingled areas were introduced to the west façade. At the same time the interior was completely remodelled, and changes made to the internal layout of the building. Due to these changes, 26 Patrick Street varies visually from its counterparts within the area, however, is still part of the story of upward social mobility and the establishment of state housing in the early 20th century.

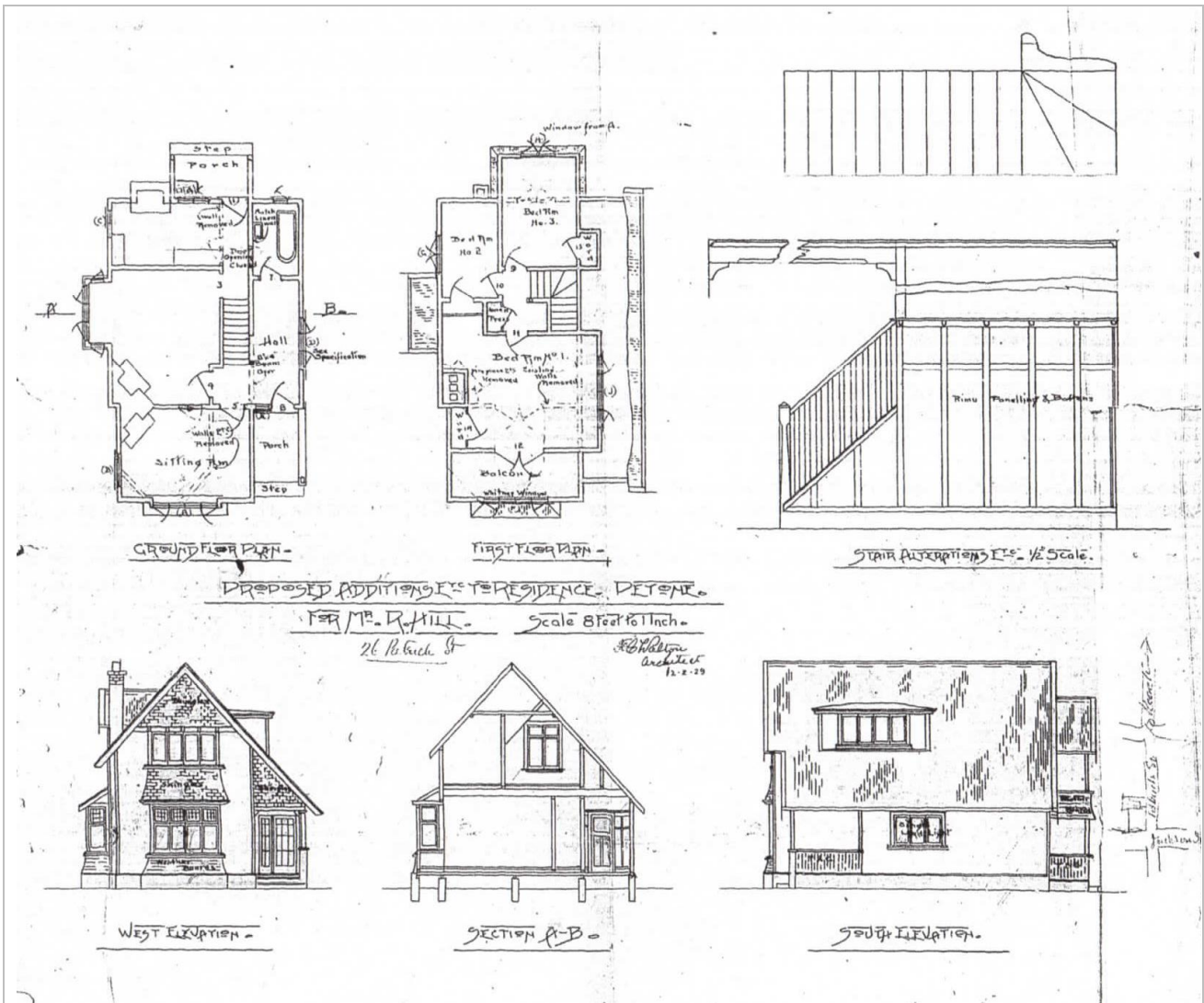


Figure 4: Plans and elevations showing alterations and additions to 26 Patrick Street in the 'Arts & Crafts' style completed by F. G. Walton in 1929. Source: Owner Supplied

2.3 Existing Listing/Scheduling Status

26 Patrick Street is not included in HNZPT's Historic Area Listing – Heretaunga Settlement Workers' Dwellings (#7028), nor is it listed individually. 26 Patrick Street is also not scheduled in HCC's Heritage Inventory.

3. Evaluation²

3.1 Historic Values	Exceptional
<i>i) Themes - the place is associated with important themes in history or patterns of development.</i>	Level of Significance: Exceptional Explanation: The place is associated with the first ever state housing scheme to be built in New Zealand, a popular theme of

² Criteria taken from GWRC RPS.

	<i>the time which the government identified as essential to housing the growing number of workers.</i>
ii) Events - the place has an association with an important event or events in local, regional or national history.	Level of Significance: None Explanation: The place is not known to be associated with any particular important historic events.
iii) People - the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation.	Level of Significance: High Explanation: The scheme is closely associated with Prime Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects – notably Penty and Blake who designed 26 Patrick Street and F. G. Walton who completed the 1929 renovations.
iv) Social - the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.	Level of Significance: High Explanation: The place is associated with early residential experiences from the early 20 th century and contributes to an understanding of lifestyles and social practices of the time period.

3.2 Physical Values	High
i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.	Level of Significance: Unknown Explanation: The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.	Level of Significance: High Explanation: The architectural qualities of 26 Patrick Street, and of each property which contributes to the Heretaunga Settlement scheme, have exceptional value as a collective exhibition of the work of some of the best local and national architects of the time period, though some modification to the original architectural design of 26 Patrick Street is acknowledged.
iii) Surroundings - the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.	Level of Significance: Exceptional Explanation: The wider context of the place, being the Heretaunga Settlement as a collective group, has exceptional value as in intact group of houses which are a remnant of the Government's state housing scheme.
iv) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.	Level of Significance: Moderate Explanation: The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
v) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.	Level of Significance: Moderate Explanation: Though 26 Patrick Street was extensively altered in 1929, the building has roughly retained its original form and some original design features attributed to the 'Suburban' typology designed by architects Penty and Blake.
	Level of Significance: High

vi) Age - the place is particularly old in the context of human occupation of the Wellington region.	Explanation: As a very early 20 th century structure, the place has high age value in the context of human occupation of the Wellington region.
vii) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.	Level of Significance: Exceptional Explanation: 26 Patrick Street is one of a group of intact houses which make up the Heretaunga Settlement which have exceptional value as the country's first state housing scheme.

3.3 Social Values	High
i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.	Level of Significance: High Explanation: The place has strong associations with the community as a place which has housed generations of families for more than a century since its construction. The creation of the Patrick Street Historic Precinct in 1989 was formally opened by the Governor General, Sir Paul Reeves, and in 2006 the Prime Minister, Helen Clark, made a speech on the street to celebrate the area's centenary.
ii) Recognition - the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.	Level of Significance: High Explanation: The place is well recognised by the local community for its heritage value, and it contributes to a sense of identity and an understanding of shared history of the Petone area. The street often features in various annual heritage festivals with local residents leading tours of the historic area.

3.4 Tangata Whenua Values³	
i) Tangata Whenua Values - the place is sacred or important to Māori for spiritual, cultural or historical reasons.	Level of Significance: Not Assessed Explanation: Not Assessed

3.5 Rarity	Exceptional
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: Exceptional Explanation: The scheme is an exceptionally rare example of early state housing schemes in New Zealand.

³ The value of a place to Tangata Whenua has not been assessed as this is a statement that can only be made by them.

3.6 Representativeness	Exceptional
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<p>Level of Significance: Moderate</p> <p>Explanation: As the building was heavily modified in 1929, it is not highly representative of its original architectural design. However, the general form, orientation, and lot size of the property are still original and therefore the property can still be considered as having moderate representative value overall.</p>

4. Recommendations

4.1 Scheduling Details

Unique Identifier	H1-102
Legal Description	Section 6 Blk VIII Heretaunga Settlement
Parcel ID	3924354
Thematic Reference	State Housing/Early Settlement
Overall Heritage Significance	Exceptional
Importance Level	National
Current Protection	None
Recommended Changes	Add to proposed 'Schedule of HNZPT Listed Items'
Extent of Place/Listing	Property Boundary
Primary Feature of Listing:	1906 House
Non-Contributing Fabric/Exclusions:	N/A
Other Notes:	N/A

Report Dated:	November 2023
Issue Status:	For Public Engagement
Please Note:	<ul style="list-style-type: none"> This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance. This assessment is intended to provide a concise summary of the heritage significance of the place. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.