

Heritage Inventory Review  
*Schedule of Heritage Buildings and  
Structures*

# *H001 1 Fry Street, Boulcott (1856)*

*The Glebe*



*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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The Glebe is associated with the popular theme of religious structures built in the 19th century which were later converted to residential homesteads for prominent Wellingtonians.
	Level of Significance: <i>Low</i>

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	The Glebe isn't associated with any known historical 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: <i>High</i>
	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.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and early social life at the time.

<b>Physical Values</b>	
<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: <i>High</i>
	The Glebe is recorded on ArchSite (R27/606) and has high archaeological value as a pre-1900 place of human occupation.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The Glebe demonstrates moderate technological significance as a 19th century timber framed building which used standard construction methods and materials for the time.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	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.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	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
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value to the Wellington region as a 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: <i>High</i>
	The place has high recognition amongst the community as a place of historic significance.

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

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

#### 4. Place information

<i>Reference</i>	<i>H001</i>
<i>Address</i>	<i>1 Fry Street, Boulcott</i>
<i>Legal description</i>	<i>Lot 2 DP 91194</i>
<i>Extent of place</i>	<i>Legal boundaries</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H002 Pencarrow Lighthouse (1858)*

*Pencarrow Head*

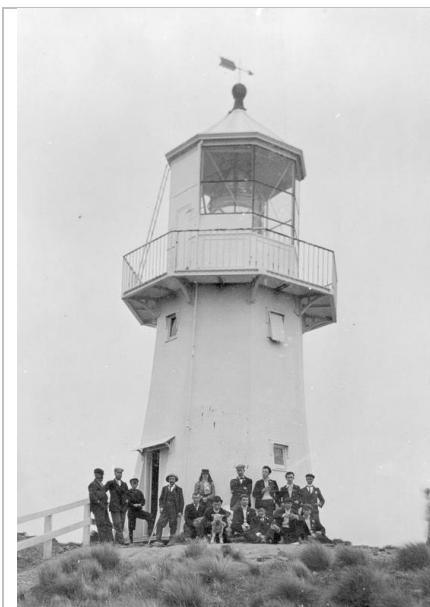


*Pencarrow Lighthouse.*

## **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.



*Pencarrow Lighthouse, 1900.  
Source: NZHistory*



*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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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 19th century. It was



	the first permanent lighthouse to be erected in New Zealand.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	The Pencarrow Lighthouse 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: <i>High</i>
	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.
<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: <i>High</i>
	The place gives us a good understanding of social experiences from the past concerning marine activity.

<b>Physical Values</b>	
<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: <i>High</i>
	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.
<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: <i>Moderate</i>
	The place has moderate architectural value for its utilitarian design features.
<i>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates</i>	Level of Significance: <i>High</i>
	As the first permanent lighthouse to be erected in New Zealand, the place has high

<i>innovation or important methods of construction or design; and/or contains unusual construction materials.</i>	technological significance for its pioneering use of construction methods and materials which have kept the lighthouse standing for more than a century.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The lighthouse has high authenticity, though has undergone some modification since its construction in 1858.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	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.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value to the Wellington region as a 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: <i>High</i>
	The place is recognised by the local, regional, and national community as a place of historic significance and an icon of the area.

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

<b>Representativeness</b>	
	Level of Significance: <i>High</i>

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

#### 4. Place information

<i>Reference</i>	<i>H002</i>
<i>Address</i>	<i>Pencarrow Head</i>
<i>Legal description</i>	<i>Sec 2 Blk V Pencarrow SD</i>
<i>Extent of place</i>	<i>1858 Lighthouse</i>
<i>HNZPT List</i>	<i>4144, Cat 1</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H003 73 Eastern Hutt Roads (1854)*

*Christ Church Taita*



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. Hutt City Council 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

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).

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Christ Church Taita is associated with the popular theme of religious structures built in the 19th 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.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	Christ Church Taita isn't associated with any known historical 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: <i>Moderate</i>
	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.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.

<b>Physical Values</b>	
<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: <i>High</i>
	Christ Church Taita is recorded on ArchSite (R27/459), and has high archaeological value as a pre-1900 place of human occupation.
<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: <i>High</i>
	Christ Church Taita features notable design elements and architectural appeal typical for an English parish church, all of high craftsmanship.
	Level of Significance: <i>High</i>

<p><i>iii) 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.</i></p>	<p>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.</p>
<p><i>iv) 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.</i></p>	<p>Level of Significance: <i>High</i></p> <p>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.</p>
<p><i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i></p>	<p>Level of Significance: <i>High</i></p> <p>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.</p>
<p><i>vi) 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.</i></p>	<p>Level of Significance: <i>High</i></p> <p>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.</p>

<p><b>Social Values</b></p>	
<p><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></p>	<p>Level of Significance: <i>High</i></p> <p>The Glebe has associations with the Anglican Church, therefore giving the place religious and spiritual value.</p>
<p><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></p>	<p>Level of Significance: <i>High</i></p> <p>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.</p>

<p><b>Rarity</b></p>	
	<p>Level of Significance: <i>High</i></p>

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

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

#### 4. Place information

<i>Reference</i>	<i>H003</i>
<i>Address</i>	<i>73 Eastern Hutt Road</i>
<i>Legal description</i>	<i>Sec 554, Pt Sec 59 Hutt District</i>
<i>Extent of place</i>	<i>1854 church and cemetery</i>
<i>HNZPT List</i>	<i>1325, Cat 1</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H004 ANZAC Memorial Flagpole (1916)*

*Hutt Road, Petone Rail Station*



*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.



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



Figure 4: The flagpole.



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

## **2. Physical Description**

### **2.1 Setting – Site Description**

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**

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 guywires 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.

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).

### 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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: <i>High</i>
	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: <i>High</i>
	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: <i>High</i>
	<p>The place provides insight into social practices regarding commemoration and memorials at the time.</p> <p>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 Gallipoli.</p> <p>The social significance of the memorial being specifically dedicated to the Railway Workers who lost their lives is also of note.</p>

<b>Physical Values</b>	
<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: <i>High</i>
	The archaeological value of the site is unknown. There is no recorded site on the property according to ArchSite.

<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: <i>Low</i>
	The place has no architectural value.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The place has no technological value.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The memorial appears to be highly authentic, giving it high integrity value.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century structure, the ANZAC Memorial Flagpole has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The place has exceptional sentimental value for 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.</i>	Level of Significance: <i>High</i>
	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

<b>Rarity</b>
---------------

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

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	The place was one of the first ANZAC Memorials in the country.

## 4. Place information

<i>Reference</i>	<i>H004</i>
<i>Address</i>	<i>Hutt Road, Petone Rail Station</i>
<i>Legal description</i>	<i>Section 13 SO 430549</i>
<i>Extent of place</i>	<i>Memorial and Flagpole</i>
<i>HNZPT List</i>	<i>9438, Cat 1</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H005 499-501 Hutt Road (1905)*

*Western Hutt Railway Station*



*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 crests, 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 surrounded 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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	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.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</i>
	The station is associated with famed railways architect George Troup.
	Level of Significance: <i>High</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>	The station is associated with social commuting practices from the time period.
--	---

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite
<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: <i>High</i>
	The place has exceptional architectural value as one of the very few ornate examples of the work of George Alexander Troup.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	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.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>
----------------------

<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: <i>Low</i>
	The place has no known sentimental value.
<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: <i>High</i>
	The place is recognised by the local and regional community as a place of historic significance and an icon of the area.

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

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

## 4. Place information

<i>Reference</i>	<i>H005</i>
<i>Address</i>	<i>499-501 Hutt Road</i>
<i>Legal description</i>	<i>Lot 1 DP 66824</i>
<i>Extent of place</i>	<i>1905 Rail Station</i>
<i>HNZPT List</i>	<i>1327, Cat 1</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H006 38 Normandale Road (1904)*

*Norbury*



*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

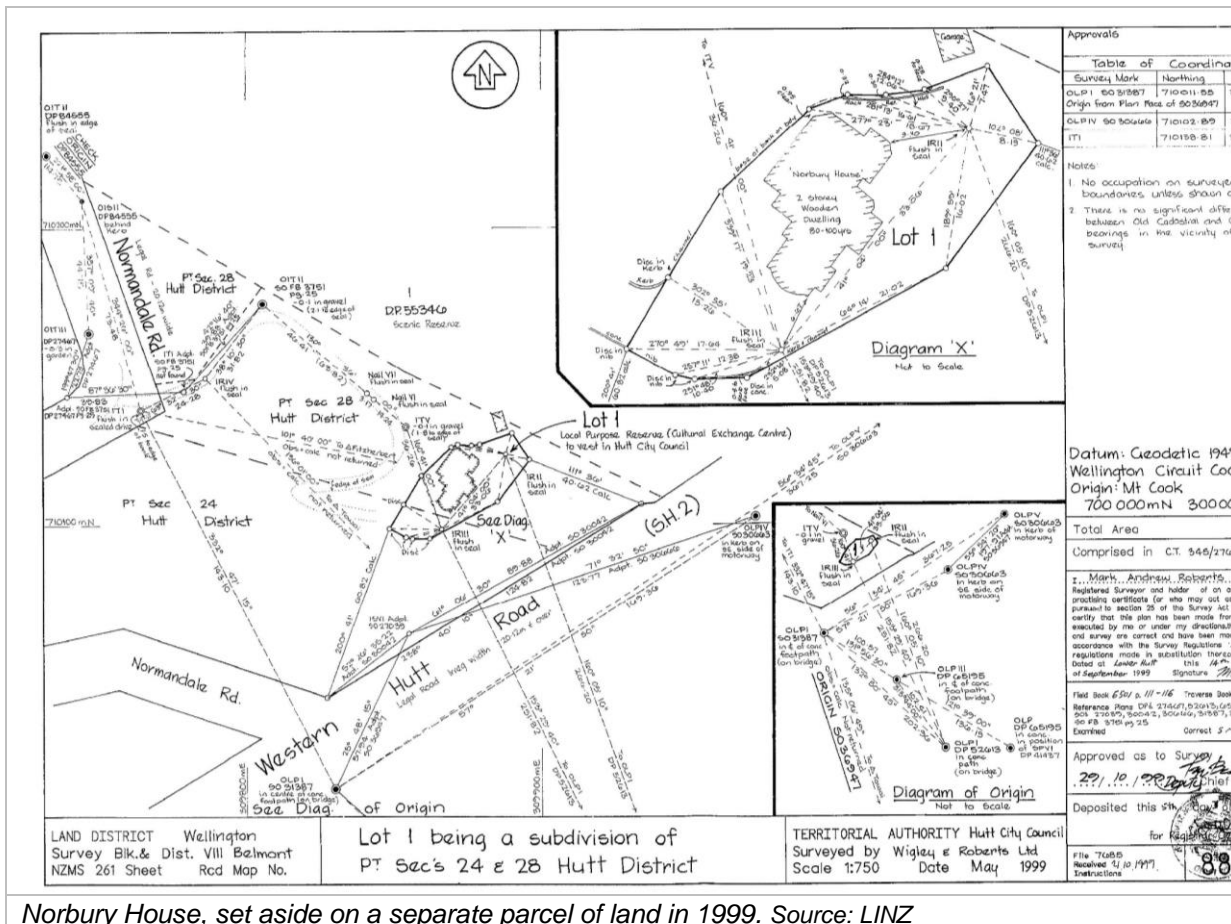
reserve and a small parcel of land set aside for a 'Cultural Exchange Centre' – Norbury House.



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



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



Norbury House, set aside on a separate parcel of land in 1999. Source: LINZ

## 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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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: <i>Low</i>
	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: <i>High</i>
	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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and social practices at the time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.
	Level of Significance: <i>High</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>	<p>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.</p>
<p><i>iii) 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.</i></p>	<p>Level of Significance: <i>Moderate</i></p> <p>Norbury demonstrates use of standard construction methods and materials for the time.</p>
<p><i>iv) 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.</i></p>	<p>Level of Significance: <i>High</i></p> <p>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.</p>
<p><i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i></p>	<p>Level of Significance: <i>Moderate</i></p> <p>As an early 20th century structure, the place has moderate age value in the context of human occupation of the Wellington region.</p>
<p><i>vi) 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.</i></p>	<p>Level of Significance: <i>Low</i></p> <p>The place has no known group value, nor does it have townscape value as it is hidden from the street.</p>

<p><b>Social Values</b></p>	
<p><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></p>	<p>Level of Significance: <i>High</i></p> <p>Norbury has exceptional sentimental value for its cultural associations since becoming the Hutt Minoh Friendship House which regularly hosts exchanges and cultural gatherings.</p>
<p><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></p>	<p>Level of Significance: <i>High</i></p> <p>The place is recognised by the local community as a place of historic significance and one of Wellington's older surviving homesteads.</p>

<p><b>Rarity</b></p>	
	<p>Level of Significance: <i>High</i></p>

<i>i) Rarity - the place is unique or rare within the district or region.</i>	The place has high rarity as a large-scale intact early 20th century homestead.
---	---

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

#### 4. Place information

<i>Reference</i>	<i>H006</i>
<i>Address</i>	<i>38 Normandale Road</i>
<i>Legal description</i>	<i>Lot 1 DP 88473</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>7424, Cat 1</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H007 43 Adelaide Street (1906)*

*House*



*43 Adelaide Street, Petone*

## **1. Historical Summary**

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



Figure 2: 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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	Level of Significance: <i>High</i>
	The scheme is closely associated with Prime Minister Richard Seddon, as well as the

<i>organisation that has made a significant contribution to the district, region or nation.</i>	Public Works Department, and a number of prominent local architects and nationally recognised architects.
<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: <i>High</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

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	43 Adelaide Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</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.

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

## 4. Place information

<i>Reference</i>	<i>H007</i>
<i>Address</i>	<i>43 Adelaide Street</i>
<i>Legal description</i>	<i>Sec 17 Blk II DP 5172</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>3592, Cat 1; 7028, Historic Area</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H008 54 Adelaide Street (1906)*

*House*



*54 Adelaide Street, Petone.*

## **1. Historical Summary**

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 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

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

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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	Level of Significance: <i>High</i>
	The scheme is closely associated with Prime

<i>organisation that has made a significant contribution to the district, region or nation.</i>	Minister Richard Seddon, as well as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
<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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the</i>	Level of Significance: <i>High</i>
	54 Adelaide Street is one of a group of intact houses which make up the Heretaunga



<i>heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	Settlement which have exceptional value as the country's first state housing scheme.
--	--

<b>Social Values</b>	
<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: <i>High</i>
	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
<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: <i>High</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.

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

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

#### 4. Place information

<i>Reference</i>	<i>H008</i>
<i>Address</i>	<i>54 Adelaide Street</i>
<i>Legal description</i>	<i>Sec 2 Blk II DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3593, Cat 2; 7028, Historic Area</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H009 2 Patrick Street (1906)*

*House*



*2 Patrick Street, Petone.*

## **1. Historical Summary**

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 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

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 doublehung 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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	Insert text. 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: <i>Low</i>
	The place is not known to be associated with any particular important 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: <i>High</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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	2 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

## 4. Place information

<i>Reference</i>	<i>H009</i>
<i>Address</i>	<i>2 Patrick Street</i>
<i>Legal description</i>	<i>Sec 22 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3582, Cat 2; 7028, Historic Area</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H010 4 Patrick Street (1906)*

*House*



*4 Patrick Street, Petone*

## **1. Historical Summary**

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 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

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.

### 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</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>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	The place is not known to be associated with any particular important 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: <i>High</i>
	Insert text. 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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</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.
	Level of Significance: <i>Moderate</i>

<i>iii) 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.</i>	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	4 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

<b>Representativeness</b>
---------------------------

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

#### 4. Place information

<i>Reference</i>	<i>H010</i>
<i>Address</i>	<i>4 Patrick Street</i>
<i>Legal description</i>	<i>Sec 20 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3583, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H011 8 Patrick Street (1906)*

*House*



*8 Patrick Street, Petone*

## **1. Historical Summary**

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 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

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 Lshaped 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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	The place is not known to be associated with any particular important historic events.
	Level of Significance: <i>High</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>	Insert text. 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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	8 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

#### **4. Place information**

<i>Reference</i>	<i>H011</i>
<i>Address</i>	<i>8 Patrick Street</i>
<i>Legal description</i>	<i>Sec 16 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3584, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

#### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H012 10 Patrick Street (1906)

House



10 Patrick Street, Petone

## 1. Historical Summary

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 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

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. Evaluation.

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</i>
	Insert text. 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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	10 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	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.



<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

### 3. Place information

<i>Reference</i>	<i>H012</i>
<i>Address</i>	<i>10 Patrick Street</i>
<i>Legal description</i>	<i>Sec 14 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3585, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

#### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H013 14 Patrick Street (1906)

House



14 Patrick Street, Petone

## 1. Historical Summary

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 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: MGH, 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

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.

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</i>
	Insert text. 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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	14 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

### 3. Place information

<i>Reference</i>	<i>H013</i>
<i>Address</i>	<i>10 Patrick Street</i>
<i>Legal description</i>	<i>Sec 10 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3586, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

#### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H015 18 Patrick Street (1906)*

*House*



*18 Patrick Street, Petone*

## **1. Historical Summary**

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 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

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.

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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	Level of Significance: <i>High</i>
	Insert text. The scheme is closely associated with Prime Minister Richard Seddon, as well

<i>organisation that has made a significant contribution to the district, region or nation.</i>	as the Public Works Department, and a number of prominent local architects and nationally recognised architects.
<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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	18 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

### 3. Place information

<i>Reference</i>	<i>H015</i>
<i>Address</i>	<i>18 Patrick Street</i>
<i>Legal description</i>	<i>Sec 6 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3588, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

#### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H016 19 Patrick Street (1906)*

*House*



*19 Patrick Street, Petone*

## **1. Historical Summary**

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 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

119 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.

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</i>
	Insert text. 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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	19 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
	Level of Significance: <i>High</i>

<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>	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.</i>	Level of Significance: <i>High</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.

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

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

### 3. Place information

<i>Reference</i>	<i>H016</i>
<i>Address</i>	<i>19 Patrick Street</i>
<i>Legal description</i>	<i>Sec 13 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3589, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H017 22 Patrick Street (1906)*

*House*



*22 Patrick Street, Petone*

## **1. Historical Summary**

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 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

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.

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</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) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	22 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</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.

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

### 3. Place information

<i>Reference</i>	<i>H017</i>
<i>Address</i>	<i>22 Patrick Street</i>
<i>Legal description</i>	<i>Sec 10 Blk III DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3590, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

#### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H018 24 Patrick Street (1906)*

*House*



*24 Patrick Street, Petone*

## **1. Historical Summary**

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 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

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.

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	The architectural qualities of 24 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) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	24 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	24 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.

<b>Social Values</b>	
	Level of Significance: <i>High</i>

<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>	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.</i>	Level of Significance: <i>High</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.

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

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

### 3. Place information

<i>Reference</i>	<i>H018</i>
<i>Address</i>	<i>24 Patrick Street</i>
<i>Legal description</i>	<i>Sec 8 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3591, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H019 49 Adelaide Street (1906)*

*House*



*49 Adelaide Street, Petone.*

## **1. Historical Summary**

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 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	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.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the</i>	Level of Significance: <i>High</i>
	49 Adelaide Street is one of a group of intact houses which make up the Heretaunga

<i>heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	Settlement which have exceptional value as the country's first state housing scheme.
--	--

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

#### 4. Place information

<i>Reference</i>	<i>H019</i>
<i>Address</i>	<i>49 Adelaide Street</i>
<i>Legal description</i>	<i>Sec 15 Blk III DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H020 52 Adelaide Street (1906)*

*House*



*52 Adelaide Street, Petone.*

## **1. Historical Summary**

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 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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.
	Level of Significance: <i>Low</i>

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	The place is not known to be associated with any particular important 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: <i>High</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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	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: <i>High</i>

v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	As a very early 20th century structure, the place has high age value in the context of human occupation of the Wellington region.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
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: <i>High</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.
ii) <i>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: <i>High</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.

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

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

#### 4. Place information

<i>Reference</i>	<i>H020</i>
<i>Address</i>	<i>52 Adelaide Street</i>
<i>Legal description</i>	<i>Sec 15 Blk VIII DP 5172</i>

<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H021 14 St Albans Grove (1930)*

*Nash House*



*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.



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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Low</i>
	The place is not known to be associated with any themes or patterns of development in history.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	Nash House 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: <i>High</i>
	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
<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: <i>Moderate</i>
	The place has moderate social significance for being known as the residence of the Prime Minister Sir Walter Nash

<b>Physical Values</b>	
<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: <i>Low</i>
	The place has moderate social significance for being known as the residence of the Prime Minister Sir Walter Nash.
<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: <i>Moderate</i>
	The place has moderate architectural value as a standard 1920's/1930's Bungalow.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates traditional construction methods and use of materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to be relatively intact from its original construction, despite some modification.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early-mid 20th century building, the place has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has no known group value, but has some townscape value as it is visible from the streetscape.

<b>Social Values</b>	
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual,</i>	Level of Significance: <i>Low</i>
	The place has no known sentimental value or

<i>political, social, religious, ethnic, national, symbolic, or commemorative reasons.</i>	association with 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: <i>Moderate</i>
	The place has moderate recognition value as the home of Sir Walter Nash.

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

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

#### 4. Place information

<i>Reference</i>	<i>H021</i>
<i>Address</i>	<i>14 St Albans Grove</i>
<i>Legal description</i>	<i>Lot 7 DP 8552</i>
<i>Extent of place</i>	<i>Insert extent of place</i>
<i>HNZPT List</i>	<i>7742, Cat 1</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H022 36 Riddlers Crescent (1848)

*Collett House*



*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 Māori 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.



*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*

# 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 owner 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 \$150,000. Henry Collett was a wheelwright, blacksmith and carpenter who later split the property among his 13 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 1931.



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 150 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 clerestory sunroom, and the ornate-topped wood columns at the front now show above only a concrete porch.

But the feel of the house — and the potential — remains 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 windows, 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 reached to porch veranda; from the other, the kitchen, bathroom and laundry, which could do with plenty of sprucing.

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

lounge, an ascent 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 post-elm and an ever-elderly tree, contains several old 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 gushing back one terrace pillar and creating a closer carport access between flat and house.

A library ancestor of the house says it has seen weddings, family gatherings, surrounded 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 — bought 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 restorer takes the care to restore it in keeping with its history.

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

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

## 2. Physical Description

### 2.1 Setting – Site Description

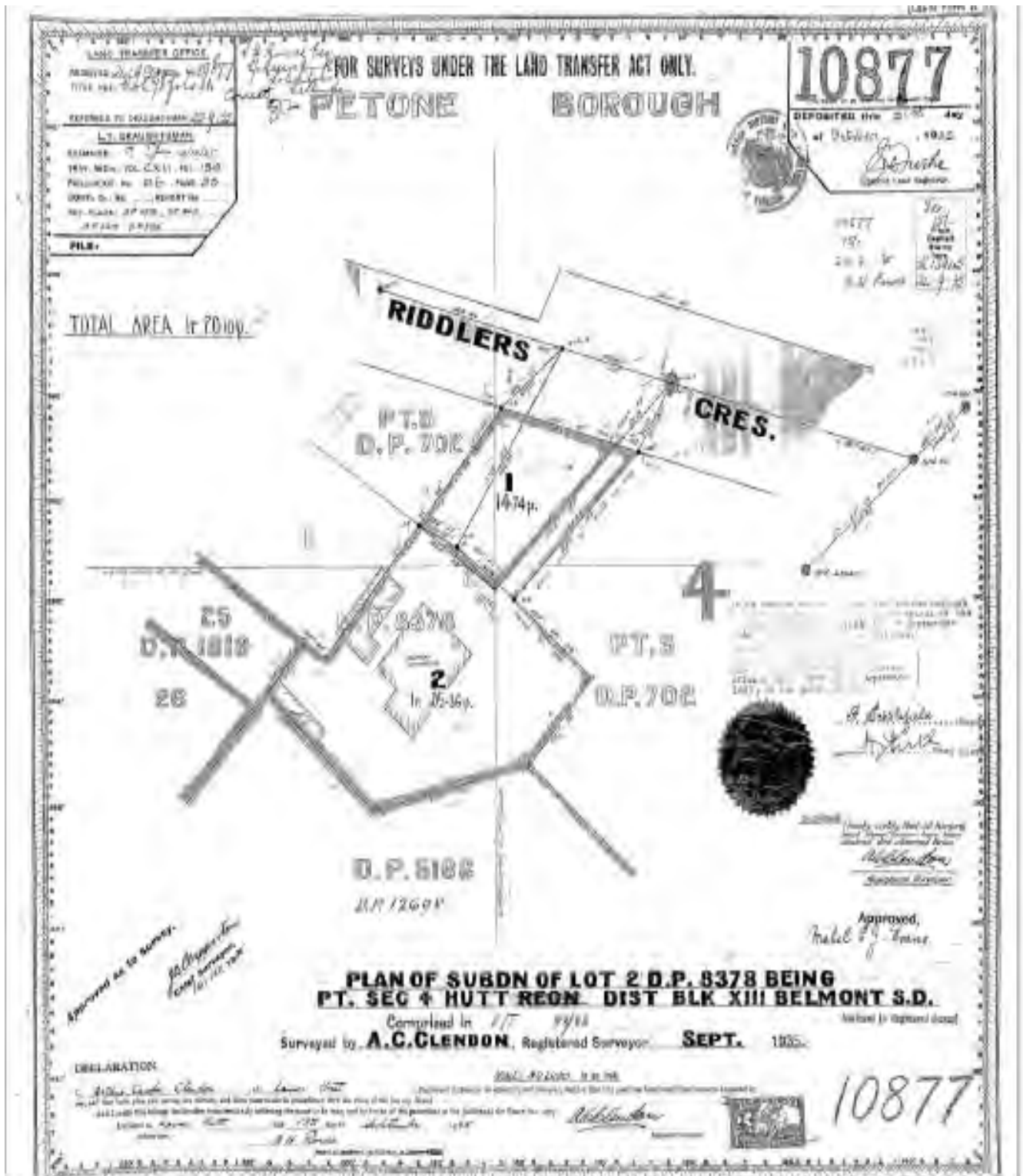
Collett House sits on a large site at the northern end of Riddlers Crescent in Petone. The building is set back from the street and accessed via a long driveway, resulting in the house not being visible from the street. The surrounding buildings are all residential in nature and together make up the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

### 2.2 Building or Structures

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 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

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Collett House is associated with the theme of construction residential dwellings in Petone after the arrival of European settlers in 1841.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	Collett House 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: <i>Moderate</i>
	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.
<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: <i>High</i>
	The place provides insight into the early residential building practices and social lifestyles of the first settlers in the Petone area.

<b>Physical Values</b>	
<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: <i>High</i>
	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.
<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: <i>High</i>
	The place has moderate architectural value for its simplistic design features, typical of early settlers houses.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building demonstrates traditional construction methods and use of materials for the time period.



iv) <i>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.</i>	Level of Significance: <i>High</i>
	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 repliied, the exterior was refurbished, and walls enclosing the verandah were removed
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the place is recognised as one of the first dwellings built in the Petone area, it has exceptional age value.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
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: <i>Low</i>
	The place has no known sentimental value, nor any particular of special associations with any groups
ii) <i>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: <i>High</i>
	The place is recognised by the local community as a place of historic significance.

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

<b>Representativeness</b>
---------------------------

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

#### 4. Place information

<i>Reference</i>	<i>H022</i>
<i>Address</i>	<i>36 Riddlers Crescent</i>
<i>Legal description</i>	<i>Lot 2 DP 10877</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>7479, Cat 1</i>

Report dated: November 2023

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H023 The Esplanade (1939)*

*Wellington Provincial Centennial Memorial (Settlers Museum)*



*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.

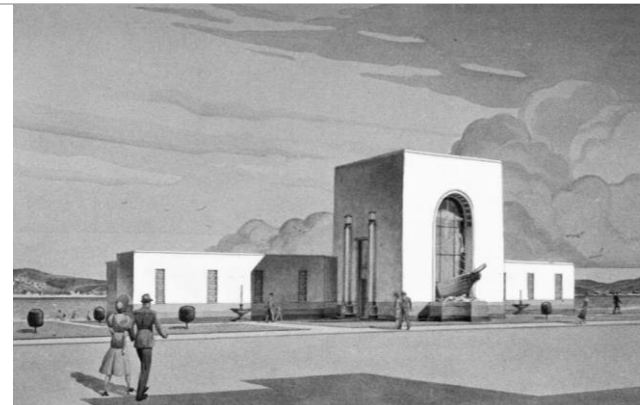


Figure 1: Depiction of the site, 1939.  
Source: ATL MNZ-1951-1-2-F



Figure 2: 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The place is associated with the theme of early settlement of the area in the mid-19th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>High</i>
	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.

<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: <i>High</i>
	The place is associated with The New Zealand Company, the 'Wellington Provincial Council New Zealand Centennial Organisation', and Auckland-based architect Horace Lovell Massey.
<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: <i>High</i>
	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.

<b>Physical Values</b>	
<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: <i>Low</i>
	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
<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: <i>Moderate</i>
	The place has moderate architectural value for its stripped classical design features
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional construction methods and materials for the time period
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	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.
	Level of Significance: <i>High</i>

<i>vi) 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.</i>	The place has no known group value, but it has townscape value as a highly visible icon and landmark on the Petone foreshore.
---	---

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value to the local community as a whole for 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.</i>	Level of Significance: <i>High</i>
	The place is recognised by the local and regional community as a place of historic significance and an icon of the area.

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

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

## 4. Place information

<i>Reference</i>	<i>H023</i>
<i>Address</i>	<i>The Esplanade</i>
<i>Legal description</i>	<i>Lot 2 DP 69217</i>
<i>Extent of place</i>	<i>1940 Building and Plaque/Memorial</i>
<i>HNZPT List</i>	<i>206, Cat 1</i>

Report dated: November 2023

### Note:

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H024 155-157 Waterloo Road (1955)*

*Lower Hutt Central Fire Station.*



*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.

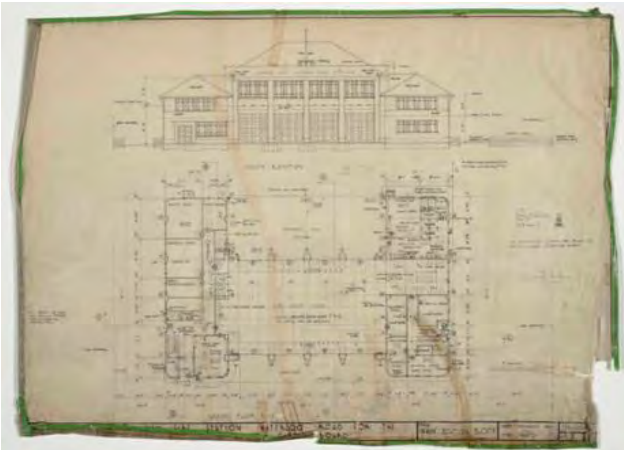


Figure 2: Plans for the Lower Hutt Fire Station, 1952.  
Source: ATL, ID: Plans-2002-058-074A-003.



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

## 2. Physical Description

### 2.1 Setting – Site Description

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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	The former Fire Station 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: <i>High</i>
	The former Fire Station is associated with both King, Cook, & Dawson as well as Mitchell & Mitchell – both prominent Wellington-based architectural firms.
<i>iv) Social – the place is associated with everyday experiences from the past and contributes to our understanding of the</i>	Level of Significance: <i>Moderate</i>
	The place has moderate social historic value as it contributes to our understanding of the

<i>culture and life of the district, region, or nation.</i>	culture and life in the Lower Hutt area at the time.
---	--

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its Modern Movement design.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the buildings original form and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the former Fire Station was built in the mid-20th century, it has no age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The former Fire Station has group value as one of a number of Modern Movement civic buildings constructed in the area in the mid-20th century. It also has townscape value as a highly visible icon and landmark.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with any particular groups or communities.
	Level of Significance: <i>Moderate</i>

<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>	The place is recognised by the local community as a place of historic significance.
---	---

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Modern Movement fire stations are uncommon in the region.

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

#### 4. Place information

<i>Reference</i>	<i>H24</i>
<i>Address</i>	<i>155-157 Waterloo Road.</i>
<i>Legal description</i>	<i>Lot 100 DP 553151</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>9319, Cat 1</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H025 4 Britannia Street (1889)

*St David's Church (Presbyterian).*



*Figure 1: St David's Presbyterian Church (right) and the Presbyterian manse (left), Petone.*

## 1. Historical Summary

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 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

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 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.

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	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: <i>Moderate</i>
	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.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.

<b>Physical Values</b>	
<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: <i>High</i>
	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.
<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: <i>High</i>
	The place features notable design elements and architectural appeal typical for an English parish church, all of high craftsmanship and in the gothic style.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates use of standard construction methods and materials for the time, but has high technological value for its craftsmanship.

iv) 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>High</i>
	Despite some modifications, particularly in the 1990's, the church appears to have retained the majority of its original fabric.
v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: <i>High</i>
	As a pre-1900 structure, the church has high age value in the context of human occupation of the Wellington region
vi) 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>High</i>
	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.

<b>Social Values</b>	
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>
	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: <i>High</i>
	The place is well known by the local community and has landmark value

<b>Rarity</b>	
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>High</i>
	Pre-1900 timber framed churches are not common generally.

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

#### 4. Place information

Reference	H025
-----------	------



<i>Address</i>	<i>4 Britannia Street</i>
<i>Legal description</i>	<i>Pt Lot 14 Deeds Plan 109</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>2887, Cat 2</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H016 19 Patrick Street (1906)*

*House*



*19 Patrick Street, Petone*

## **1. Historical Summary**

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 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

119 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.

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</i>
	Insert text. 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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	19 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
	Level of Significance: <i>High</i>

<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>	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.</i>	Level of Significance: <i>High</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.

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

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

### 3. Place information

<i>Reference</i>	<i>H016</i>
<i>Address</i>	<i>19 Patrick Street</i>
<i>Legal description</i>	<i>Sec 13 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3589, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H017 22 Patrick Street (1906)*

*House*



*22 Patrick Street, Petone*

## **1. Historical Summary**

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 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

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.

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</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) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	22 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</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.

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

### 3. Place information

<i>Reference</i>	<i>H017</i>
<i>Address</i>	<i>22 Patrick Street</i>
<i>Legal description</i>	<i>Sec 10 Blk III DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3590, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

#### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H018 24 Patrick Street (1906)*

*House*



*24 Patrick Street, Petone*

## **1. Historical Summary**

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 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

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.

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	The architectural qualities of 24 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) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	24 Patrick Street has remained relatively unmodified since its original construction and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) 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.</i>	Level of Significance: <i>High</i>
	24 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.

<b>Social Values</b>	
	Level of Significance: <i>High</i>

<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>	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.</i>	Level of Significance: <i>High</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.

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

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

### 3. Place information

<i>Reference</i>	<i>H018</i>
<i>Address</i>	<i>24 Patrick Street</i>
<i>Legal description</i>	<i>Sec 8 Blk VIII DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>3591, Cat 2; 7028, Historic Area</i>

Report dated: November 2023

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H019 49 Adelaide Street (1906)*

*House*



*49 Adelaide Street, Petone.*

## **1. Historical Summary**

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 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	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.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</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>vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the</i>	Level of Significance: <i>High</i>
	49 Adelaide Street is one of a group of intact houses which make up the Heretaunga

<i>heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	Settlement which have exceptional value as the country's first state housing scheme.
--	--

<b>Social Values</b>	
<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: <i>High</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.</i>	Level of Significance: <i>High</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.

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

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

#### 4. Place information

<i>Reference</i>	<i>H019</i>
<i>Address</i>	<i>49 Adelaide Street</i>
<i>Legal description</i>	<i>Sec 15 Blk III DP 5172</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H020 52 Adelaide Street (1906)

House



52 Adelaide Street, Petone.

## 1. Historical Summary

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 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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</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.
	Level of Significance: <i>Low</i>

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	The place is not known to be associated with any particular important 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: <i>High</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 – 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: <i>High</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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological significance of the site is unknown. There is no recorded archaeological site on the property.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The houses were constructed from wood and concrete, using traditional methods for the time period and built by local craftsmen.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	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: <i>High</i>

v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	As a very early 20th century structure, the place has high age value in the context of human occupation of the Wellington region.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
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: <i>High</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.
ii) <i>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: <i>High</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.

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

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

#### 4. Place information

<i>Reference</i>	<i>H020</i>
<i>Address</i>	<i>52 Adelaide Street</i>
<i>Legal description</i>	<i>Sec 15 Blk VIII DP 5172</i>

<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H021 14 St Albans Grove (1930)*

*Nash House*



*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.



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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Low</i>
	The place is not known to be associated with any themes or patterns of development in history.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	Nash House 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: <i>High</i>
	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
<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: <i>Moderate</i>
	The place has moderate social significance for being known as the residence of the Prime Minister Sir Walter Nash

<b>Physical Values</b>	
<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: <i>Low</i>
	The place has moderate social significance for being known as the residence of the Prime Minister Sir Walter Nash.
<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: <i>Moderate</i>
	The place has moderate architectural value as a standard 1920's/1930's Bungalow.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates traditional construction methods and use of materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to be relatively intact from its original construction, despite some modification.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early-mid 20th century building, the place has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has no known group value, but has some townscape value as it is visible from the streetscape.

<b>Social Values</b>	
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual,</i>	Level of Significance: <i>Low</i>
	The place has no known sentimental value or



<i>political, social, religious, ethnic, national, symbolic, or commemorative reasons.</i>	association with 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: <i>Moderate</i>
	The place has moderate recognition value as the home of Sir Walter Nash.

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

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

#### 4. Place information

<i>Reference</i>	<i>H021</i>
<i>Address</i>	<i>14 St Albans Grove</i>
<i>Legal description</i>	<i>Lot 7 DP 8552</i>
<i>Extent of place</i>	<i>Insert extent of place</i>
<i>HNZPT List</i>	<i>7742, Cat 1</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H022 36 Riddlers Crescent (1848)

Collett House



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 Māori 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.



*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*

# 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 owner 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 \$150,000.

Henry Collett was a wheelwright, blacksmith and carpenter who later split the property among his 13 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 1931.



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 150 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 clerestory sunroom, and the ornate-topped wood columns at the front now show above only a concrete porch.

But the feel of the house — and the potential — remains 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 windows, 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 reached to porch veranda; from the other, the kitchen, bathroom and laundry, which could do with plenty of sprucing.

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

lounge, an ascent 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 post-elm and an ever-elderly tree, contains several old 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 gushing back one terrace pillar and creating a closer carport access between flat and house.

A library ancestor of the house says it has seen weddings, family gatherings, surrounded 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 — bought 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 restorer takes the care to restore it in keeping with its history.

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

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

## 2. Physical Description

### 2.1 Setting – Site Description

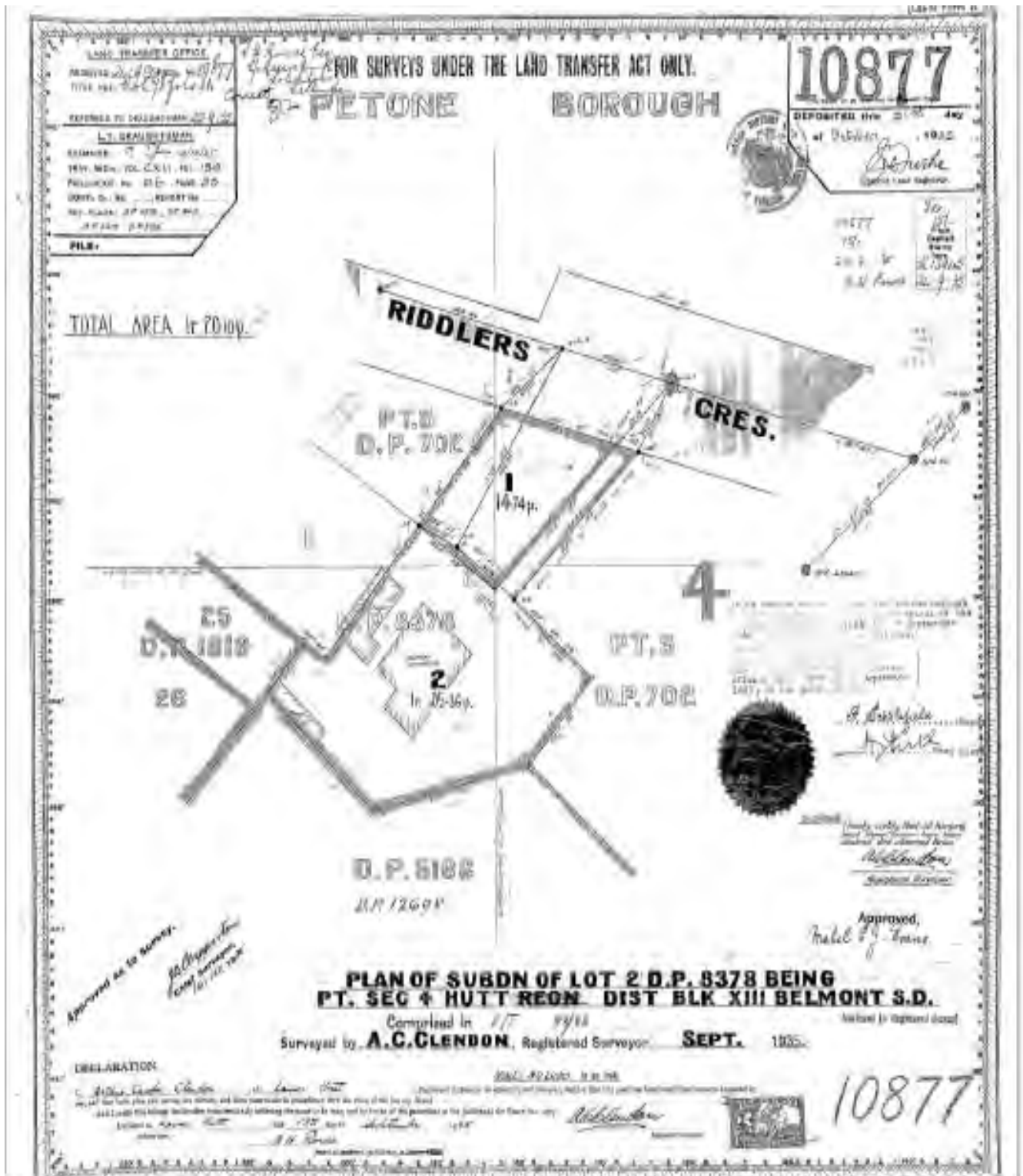
Collett House sits on a large site at the northern end of Riddlers Crescent in Petone. The building is set back from the street and accessed via a long driveway, resulting in the house not being visible from the street. The surrounding buildings are all residential in nature and together make up the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

### 2.2 Building or Structures

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 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

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Collett House is associated with the theme of construction residential dwellings in Petone after the arrival of European settlers in 1841.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	Collett House 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: <i>Moderate</i>
	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.
<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: <i>High</i>
	The place provides insight into the early residential building practices and social lifestyles of the first settlers in the Petone area.

<b>Physical Values</b>	
<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: <i>High</i>
	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.
<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: <i>High</i>
	The place has moderate architectural value for its simplistic design features, typical of early settlers houses.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building demonstrates traditional construction methods and use of materials for the time period.

iv) <i>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.</i>	Level of Significance: <i>High</i>
	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 repaired, the exterior was refurbished, and walls enclosing the verandah were removed
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the place is recognised as one of the first dwellings built in the Petone area, it has exceptional age value.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
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: <i>Low</i>
	The place has no known sentimental value, nor any particular of special associations with any groups
ii) <i>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: <i>High</i>
	The place is recognised by the local community as a place of historic significance.

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

<b>Representativeness</b>
---------------------------

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

#### 4. Place information

<i>Reference</i>	<i>H022</i>
<i>Address</i>	<i>36 Riddlers Crescent</i>
<i>Legal description</i>	<i>Lot 2 DP 10877</i>
<i>Extent of place</i>	<i>Legal Boundaries</i>
<i>HNZPT List</i>	<i>7479, Cat 1</i>

Report dated: November 2023

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H023 The Esplanade (1939)*

*Wellington Provincial Centennial Memorial (Settlers Museum)*



*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.

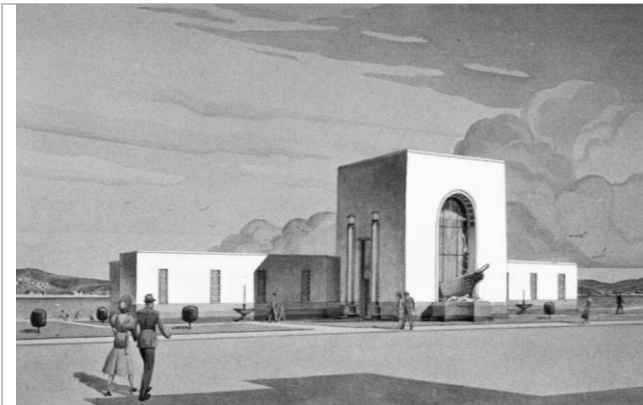


Figure 1: Depiction of the site, 1939.  
Source: ATL MNZ-1951-1-2-F



Figure 2: 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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The place is associated with the theme of early settlement of the area in the mid-19th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>High</i>
	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.

<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: <i>High</i>
	The place is associated with The New Zealand Company, the 'Wellington Provincial Council New Zealand Centennial Organisation', and Auckland-based architect Horace Lovell Massey.
<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: <i>High</i>
	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.

<b>Physical Values</b>	
<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: <i>Low</i>
	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
<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: <i>Moderate</i>
	The place has moderate architectural value for its stripped classical design features
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional construction methods and materials for the time period
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	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.
	Level of Significance: <i>High</i>

<i>vi) 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.</i>	The place has no known group value, but it has townscape value as a highly visible icon and landmark on the Petone foreshore.
---	---

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value to the local community as a whole for 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.</i>	Level of Significance: <i>High</i>
	The place is recognised by the local and regional community as a place of historic significance and an icon of the area.

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

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

## 4. Place information

<i>Reference</i>	<i>H023</i>
<i>Address</i>	<i>The Esplanade</i>
<i>Legal description</i>	<i>Lot 2 DP 69217</i>
<i>Extent of place</i>	<i>1940 Building and Plaque/Memorial</i>
<i>HNZPT List</i>	<i>206, Cat 1</i>

Report dated: November 2023

### Note:

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H024 155-157 Waterloo Road (1955)*

*Lower Hutt Central Fire Station.*



*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.

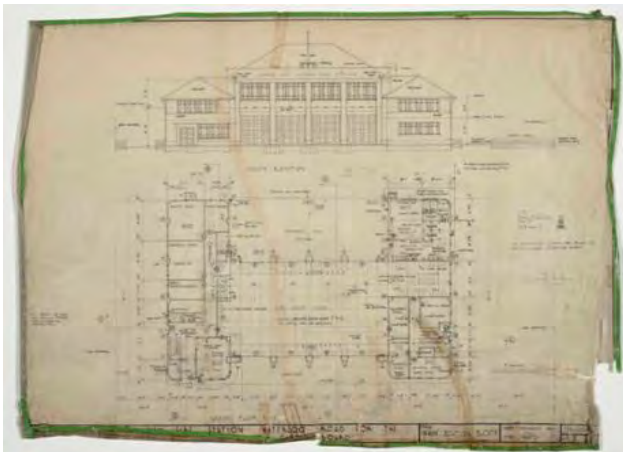
Situated on the busy Waterloo Road the fire station, its training buildings and associated residential units, are located in a residential area. Local resistance to its construction on the site saw the Lower Hutt Fire Board direct the architects that the buildings not detract from the residential feel 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.



*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

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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	The former Fire Station 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: <i>High</i>
	The former Fire Station is associated with both King, Cook, & Dawson as well as Mitchell & Mitchell – both prominent Wellington-based architectural firms.
<i>iv) Social – the place is associated with everyday experiences from the past and contributes to our understanding of the</i>	Level of Significance: <i>Moderate</i>
	The place has moderate social historic value as it contributes to our understanding of the



<i>culture and life of the district, region, or nation.</i>	culture and life in the Lower Hutt area at the time.
---	--

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its Modern Movement design.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the buildings original form and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the former Fire Station was built in the mid-20th century, it has no age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The former Fire Station has group value as one of a number of Modern Movement civic buildings constructed in the area in the mid-20th century. It also has townscape value as a highly visible icon and landmark.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with any particular groups or communities.
	Level of Significance: <i>Moderate</i>

<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>	The place is recognised by the local community as a place of historic significance.
---	---

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Modern Movement fire stations are uncommon in the region.

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

#### 4. Place information

<i>Reference</i>	<i>H24</i>
<i>Address</i>	<i>155-157 Waterloo Road.</i>
<i>Legal description</i>	<i>Lot 100 DP 553151</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>9319, Cat 1</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H025 4 Britannia Street (1889)

*St David's Church (Presbyterian).*



*Figure 1: St David's Presbyterian Church (right) and the Presbyterian manse (left), Petone.*

## 1. Historical Summary

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 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

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 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.

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	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: <i>Moderate</i>
	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.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.

<b>Physical Values</b>	
<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: <i>High</i>
	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.
<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: <i>High</i>
	The place features notable design elements and architectural appeal typical for an English parish church, all of high craftsmanship and in the gothic style.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates use of standard construction methods and materials for the time, but has high technological value for its craftsmanship.

iv) 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>High</i>
	Despite some modifications, particularly in the 1990's, the church appears to have retained the majority of its original fabric.
v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: <i>High</i>
	As a pre-1900 structure, the church has high age value in the context of human occupation of the Wellington region
vi) 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>High</i>
	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.

<b>Social Values</b>	
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>
	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: <i>High</i>
	The place is well known by the local community and has landmark value

<b>Rarity</b>	
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>High</i>
	Pre-1900 timber framed churches are not common generally.

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

#### 4. Place information

Reference	H025
-----------	------

<i>Address</i>	<i>4 Britannia Street</i>
<i>Legal description</i>	<i>Pt Lot 14 Deeds Plan 109</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>2887, Cat 2</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

## *H26 12 Britannia Street (1902- 1903)*

*St. Augustine's Church (Anglican).*



*Figure 1: St Augustine's Church, Petone.*

### **1. Historical Summary**

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 (1874-1936). 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.



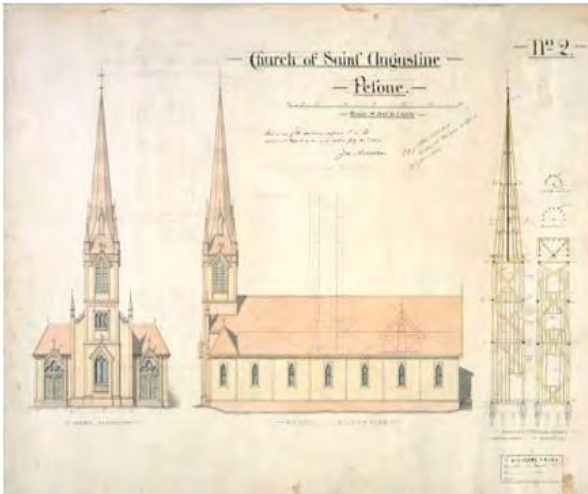


Figure 2: Plans for St Augustine's Church, 1902. Source: ATL, Frederick de Jersey Clere, ID: Plans-94-028-005.



Figure 3: St Augustine's Church, undated. Source: Te Papa Archives.

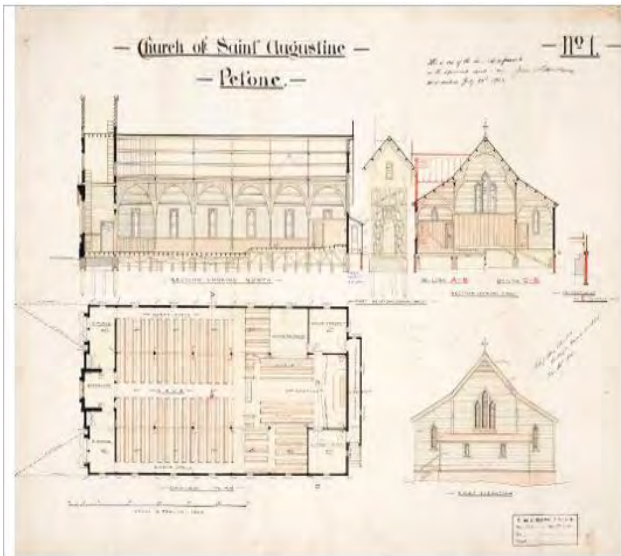


Figure 4: Plans for St Augustine's Church, 1902. Source: ATL, Frederick de Jersey Clere, ID: Plans-94-028-005.



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

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.

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</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>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	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: <i>High</i>
	St Augustine's Church is associated with prominent architects Frederick de Jersey Clere and John Sydney Swan.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.

<b>Physical Values</b>	
<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: <i>High</i>
	St Augustine's Church is recorded on ArchSite (R27/605), and 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: <i>High</i>
	The place features notable design elements and architectural appeal typical for an English parish church, all of high craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place has high technological value for its craftsmanship.
<i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important</i>	Level of Significance: <i>High</i>
	Despite some modifications the church appears to have retained the majority of its

<i>modifications and/or additions from later periods.</i>	original fabric. A Lady Chapel was built in 1936, and the spire removed in 1954.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century structure, the church has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The church has high sentiment value for its spiritual and religious associations.
<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: <i>High</i>
	The place is well known by the local community and has landmark value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Intact early 20th century timber framed churches are not common generally.

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

#### 4. Place information

<i>Reference</i>	<i>H26</i>
<i>Address</i>	<i>12 Britannia Street</i>
<i>Legal description</i>	<i>Lot 1 DP 460173</i>
<i>Extent of place</i>	<i>Legal boundaries</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H27 24 Coast Road, Wainuiomata (1866)*

*Wainuiomata Pioneer Church.*



*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.

## 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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The Wainuiomata Pioneer Church is associated with the theme of religious structures built in the 19th 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: <i>Low</i>
	The Wainuiomata Pioneer Church is not known to be connected with any particular historic event.
	Level of Significance: <i>High</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>	The Wainuiomata Pioneer Church is associated with Richard Prouse – a prominent early settler in the Wainuiomata area. His gravestone lies within the church cemetery.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wainuiomata area and religious practices at the time.

<b>Physical Values</b>	
<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: <i>High</i>
	The Wainuiomata Pioneer Church is recorded on ArchSite (R27/597) and has high archaeological value as a pre-1900 place of human occupation.
<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: <i>High</i>
	The place has high architectural value for its simplistic design which reflects the design of traditional English Parish churches.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the church's original form and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	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.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value for its spiritual and religious associations.
<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: <i>High</i>
	The place is recognised by the local community as a place of historic significance and as a local landmark.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Surviving pre-1900 churches are not common in the area.

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

## 4. Place information

<i>Reference</i>	<i>H24</i>
<i>Address</i>	<i>24 Coast Road, Wainuiomata</i>
<i>Legal description</i>	<i>Pt Sec 3 Wainuiomata District.</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>7310, Cat 2</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# H28 13 Elizabeth Street (1911)

*Former Petone Magistrates Court.*



*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.

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.



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.

### 2.2 Building or Structures

The main facade is symmetrical, with two arched windows on either side of an arched double door. The facade is brick, rendered and lined out to look like a stone structure. On each of the eastern and western corners of the main facade 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 facade has five rectangular single opening sash windows - that is the upper, six-paned sash is fixed in place. The northern facade consists of one single opening sash window. A small brick porch, containing the rear door, cuts the middle of the facade. On the eastern facade there are three single opening sash windows. This facade 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.

### 3. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The former courthouse is associated with the construction of civic buildings in the early 20th century as the local 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: <i>Low</i>
	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: <i>High</i>
	The place is associated with Llewellyn Richards, the Assistant Government Architect in the office of the Government Architect John Campbell (1857-1942).
<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: <i>Moderate</i>
	The place provides insight into early 20th century judicial practices.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its Edwardian design.
	Level of Significance: <i>Moderate</i>

<i>iii) 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.</i>	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the buildings original form and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The former courthouse has group value as one of a number of late 19th and early 20th century courthouses in the region.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value.
<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: <i>Moderate</i>
	The place is recognised by the local community as a place of historic significance.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place is one of only two surviving Edwardian courthouses in New Zealand.

<b>Representativeness</b>	
	Level of Significance: <i>High</i>

<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	The place is an excellent representative of its type.
---	---

#### 4. Place information

<i>Reference</i>	<i>H28</i>
<i>Address</i>	<i>13 Elizabeth Street</i>
<i>Legal description</i>	<i>Lot 2 DP 547829</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>9439, Cat 2</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

## *H29 16 Hamerton Street (1900)*

*Balgownie House.*



*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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	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: <i>Low</i>
	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	Level of Significance: <i>High</i>
	Balgownie House is associated with prominent businessman and politician John

<i>organisation that has made a significant contribution to the district, region or nation.</i>	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.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and social practices at the time.

<b>Physical Values</b>	
<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: <i>Moderate</i>
	Although Balgownie House is not recorded on ArchSite, it has potential archaeological value as place of human occupation around the turn of the century.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	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).
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	Built in 1900, the homestead is one of Wellington's older homesteads
	Level of Significance: <i>Moderate</i>



<i>vi) 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.</i>	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.
---	---

<b>Social Values</b>	
<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: <i>High</i>
	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.
<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: <i>High</i>
	The place is recognised by the local community as a place of historic significance and one of Wellington’s older surviving homesteads.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place is one of few surviving homesteads of its size in the Wellington region.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	The place is an excellent representative of turn of the century large scale homesteads designed and built for influential community members.

#### 4. Place information

<i>Reference</i>	<i>H29</i>
<i>Address</i>	<i>16 Hamerton Street.</i>
<i>Legal description</i>	<i>Lot 2 DP 89487</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>4140, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H030 16A Hamerton Street (1900)

*Balgownie Generator Building.*



*Figure 1: Balgownie House, 16A 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 16 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The Balgownie Generator Building is associated with Balgownie House, which is associated with early settlement in the Wellington 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: <i>Low</i>
	The Balgownie Generator Building isn't associated with any known historical 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: <i>High</i>
	The Balgownie Generator Building is associated with Balgownie House, which is associated with prominent businessman and politician John Duthie.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and technological pioneering at the time.

Physical Values	
<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: <i>Moderate</i>
	<i>Although the place is not recorded on ArchSite, it has potential archaeological value as place of human occupation around the turn of the century.</i>
	Level of Significance: <i>Moderate</i>

<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	The place has some classical design elements which are of moderate architectural value.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The generator buildings appears to be highly authentic.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	Built at the turn of the century as part of the Balgownie Estate, the generator building has high age value.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	As the structure is tucked away down a private street and surrounded by vegetation, it has very little landmark or townscape value. However, it does have group value with Balgownie House – located on the neighbouring property.

<b>Social Values</b>	
<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: <i>Low</i>
	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: <i>Moderate</i>
	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.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place is rare as a 1900 utilities structure designed to supply a single residence.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	The place is a good representative of early utilities structures which were designed to be relatively plain but with some classical features.

#### **4. Place information**

<i>Reference</i>	<i>H030</i>
<i>Address</i>	<i>16A Hamerton Street.</i>
<i>Legal description</i>	<i>Lot 2 DP 89487</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>4141, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H031 149-151 High Street (1941)

*Lower Hutt Post Office.*



*Figure 1: Lower Hutt Post Office, 151 High Street, Hutt Central.*

## 1. Historical Summary

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 time the population of Lower Hutt grew. To cope with the increased 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 1: 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

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.

### 3. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	The former Post Office 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: <i>High</i>
	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.
<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: <i>Moderate</i>
	The place has moderate social historic value for its insight into how civic buildings were used and perceived at the time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its Modern Movement design.

<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>Low/Moderate/High</i>
	Despite some modification, the buildings original form and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the former Post Office was built in the mid-20th century, it has no age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The former Post Office has group value as one of a number of Modern Movement civic buildings constructed in the area in the mid-20th century. It also has townscape value as a highly visible icon and landmark.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with 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: <i>Moderate</i>
	The place is recognised by the local community as a place of historic significance and as a local landmark.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Large-scale Modern Movement Post Offices are uncommon in the region.

<b>Representativeness</b>	
	Level of Significance: <i>High</i>

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

#### 4. Place information

<i>Reference</i>	<i>H031</i>
<i>Address</i>	<i>149-151 High Street.</i>
<i>Legal description</i>	<i>Lot 1 DP 90205</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>4145, Cat 2</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H032 705 High Street (1938)*

*Coppelle Cottage.*



*Figure 1: Coppelle Cottage, 705 High Street.*

## **1. Historical Summary**

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 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.

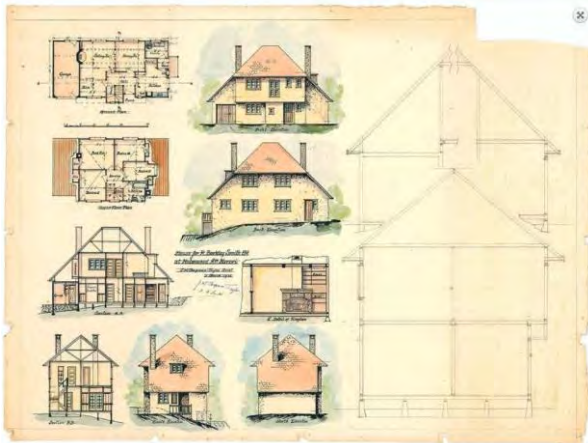


Figure 2: Drawings for R. Barkley Smith, 1935.  
Source: pukeariki.com.

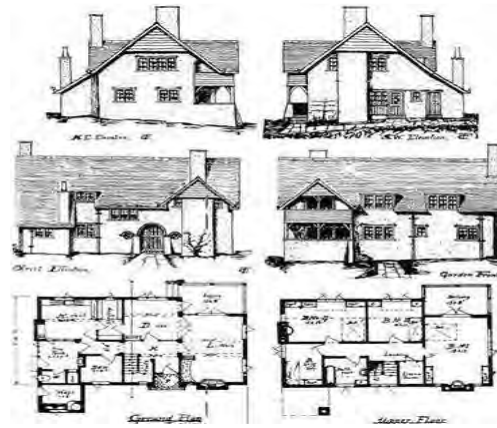


Figure 3: A drawing by Chapman-Taylor in the Arts & Crafts style.  
Source: pukeariki.com.



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

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.

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Coppelle Cottage follows the theme of early settlement in the Lower Hutt area, whereby grand homesteads were built for prominent individuals by noteworthy architects.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	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: <i>High</i>
	Coppelle Cottage is associated with notable New Zealand architect James Chapman-Taylor, New Zealand's finest Arts and Crafts architect and greatest architect/builder.
<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: <i>High</i>
	The place contributes to our understanding of the residential building styles and preferences at the time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	Coppelle Cottage has high architectural value for its Arts & Crafts design.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	Coppelle Cottage demonstrates use of standard construction methods and materials for the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Although the place has undergone some modifications over time, the original form of the building and much of its original heritage fabric is intact.

v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: <i>Low</i>
	As a mid-20th century structure, the place has no age value in the context of human occupation of the Wellington region.
vi) 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>High</i>
	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.

<b>Social Values</b>	
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>Low</i>
	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: <i>Moderate</i>
	The place has moderate recognition value amongst architectural groups aware of Chapman-Taylor's work.

<b>Rarity</b>	
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>High</i>
	Coppelle Cottage is one of the few surviving examples of Chapman-Taylor's work.

<b>Representativeness</b>	
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>High</i>
	The place is a good representative of Arts & Crafts style residences.

#### 4. Place information

Reference	H032
Address	705 High Street.
Legal description	Lot 6 DP 8039.
Extent of place	Legal boundaries.
HNZPT List	4142, Cat 2

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H033 132 Kings Crescent (1885)*

*Orr House.*



*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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Orr House follows the theme of early settlement in the Lower Hutt area, whereby grand homesteads were built for prominent individuals and their families.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	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: <i>Moderate</i>
	Orr House is associated with Robert Orr, a prominent landowner in the area at the time.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and social practices at the time.

<b>Physical Values</b>	
<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: <i>Low</i>
	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.

<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	Orr House demonstrates use of standard construction methods and materials for the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Although the place has undergone some modifications over time, the original form of the building and much of its original heritage fabric is intact.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As late 19th century structure, the place has high age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Low</i>
	The place has no known group value, nor does it have townscape value as it is hidden from the street.

<b>Social Values</b>	
<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: <i>High</i>
	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.
<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: <i>High</i>
	The place is recognised by the local community as a place of historic significance and one of Lower Hutt's older surviving homesteads.

<b>Rarity</b>
---------------

<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place is one of few surviving homesteads of its age and size in the Wellington region.

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

#### 4. Place information

<i>Reference</i>	<i>H033</i>
<i>Address</i>	<i>132 Kings Crescent.</i>
<i>Legal description</i>	<i>Lot 1 DP 41913</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>1326, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H034 64 Knights Road (1907)

Offices.



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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with early 20th century construction of smaller scale commercial buildings in the area.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	64 Knights Road 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: <i>Moderate</i>
	64 Knights Road is potentially associated with notable Arts & Crafts architect James Chapman-Taylor, though this link isn't proven.
<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: <i>Low</i>
	The place has no known social historic value.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is unknown. There is no recorded

	archaeological site on the property according to ArchSite.
<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: <i>High</i>
	64 Knights Road has high architectural value for its Italianate features and unusual front façade design.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	64 Knights Road is one of only a few known examples from the turn of the century utilising moulded concrete brickwork construction.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Although the place has undergone some modifications over time, the original form of the building and much of its original heritage fabric is intact.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>Low</i>
	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: <i>Moderate</i>
	The place is somewhat recognised by the local community as a place of historic significance and as a local landmark.

<b>Rarity</b>	
	Level of Significance: <i>High</i>

<i>i) Rarity - the place is unique or rare within the district or region.</i>	64 Knights Road is one of only a few known examples from the turn of the century utilising moulded concrete brickwork construction.
---	---

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	The place has some elements which are representative of its type.

#### 4. Place information

<i>Reference</i>	<i>H034</i>
<i>Address</i>	<i>64 Knights Road.</i>
<i>Legal description</i>	<i>Lot 2 DP 28029.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>7185, Cat 2</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H035 1 Homedale Road, Wainuiomata (1902)*

*Wainuiomata Museum Building (former school).*



*Figure 1: Wainuiomata Museum, 1 Homedale Road, Wainuiomata.*

## **1. Historical Summary**

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 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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	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: <i>Low</i>
	The former schoolhouse is not known to be connected with any particular historic event.
	Level of Significance: <i>Low</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>	The former schoolhouse is not known to be associated with any notable 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: <i>High</i>
	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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>Moderate</i>
	The place has moderate architectural value for its simplistic utilitarian design.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the buildings original form and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the former schoolhouse was built in the early-20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	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.

<b>Social Values</b>
----------------------

<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: <i>High</i>
	The former schoolhouse has high sentimental value for its association with generations of Wainuiomata schoolchildren.
<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: <i>High</i>
	The place is recognised by the local community as a place of historic significance and a local landmark.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The former schoolhouse is one of the oldest purpose-built school buildings remaining in the Wellington region.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	The place is an exceptional example of an early classroom.

## 4. Place information

<i>Reference</i>	<i>H035</i>
<i>Address</i>	<i>1 Homedale Road, Wainuiomata.</i>
<i>Legal description</i>	<i>Pt Sec 2 Wainuiomata District.</i>
<i>Extent of place</i>	<i>1902 School Building.</i>
<i>HNZPT List</i>	<i>7508, Cat 2.</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H036 Marine Drive, Days Bay (1895)

*Days Bay Wharf.*



*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.



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

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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the theme of tourism which was developing in the Eastbourne area in the late 19 <sup>th</sup> 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: <i>Low</i>
	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: <i>High</i>
	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: <i>High</i>
	The place contributes to our understanding of early tourism development and social practices of the time.

<b>Physical Values</b>	
<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: <i>High</i>
	Days Bay Wharf is recorded on ArchSite (R27/497), and has high archaeological value as a pre-1900 place of human occupation.
<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: <i>Moderate</i>
	The place has moderate architectural value as a pre-1900 industrial design.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the wharf appears to be highly authentic.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As a pre-1900 structure, the wharf has high age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The place has exceptional sentimental association, particularly in regard to social values, to the Days Bay 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: <i>High</i>
	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.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Pre-1900 wharves are not common in the area generally.

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



## 4. Place information

<i>Reference</i>	<i>H036</i>
<i>Address</i>	<i>Marine Drive, Days Bay,</i>
<i>Legal description</i>	<i>Pt Section 33 Harbour District.</i>
<i>Extent of place</i>	<i>1895 Wharf.</i>
<i>HNZPT List</i>	<i>3574, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H037 611A Marine Drive, Days Bay (1903)*

*Wellesley College.*



*Figure 1: Wellesley College Main Block.*

## **1. Historical Summary**

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 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

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

### 3. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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: <i>Low</i>
	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: <i>High</i>
	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 understanding of the culture and life of the district, region, or nation.</i>	Level of Significance: <i>High</i>
	The place provides insight into the buildings’ social use as both a holiday resort, and later as a school.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its detailed design elements which have a high level of craftsmanship.

<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place has a high level of craftsmanship, giving it high technological value.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the buildings original form and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the building was constructed in the early-20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value for its association with generations of schoolchildren who received an education at Wellesley College.
<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: <i>High</i>
	The place is recognised by the local community as a place of historic significance and a local landmark.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place has rarity value as a hotel converted into a school.

<b>Representativeness</b>	
	Level of Significance: <i>High</i>

<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	The place is a good example of its type.
---	--

#### 4. Place information

<i>Reference</i>	<i>H037</i>
<i>Address</i>	<i>611A Marine Drive, Days Bay.</i>
<i>Legal description</i>	<i>Pt Sec 33 Harbour District</i>
<i>Extent of place</i>	<i>1903 Main Block Building.</i>
<i>HNZPT List</i>	<i>3575, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H038 603A Marine Drive, Days Bay (c.1905)*

*Beauchamp Cottage.*



*Figure 1: Beauchamp Cottage, 603A Marine Drive, Days Bay – the original cottage is the one storeyed structure to the left.*

## **1. Historical Summary**

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 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: Beauchamp Cottage after storm damage, 2013.  
Source: Satbhagat R. Bettoni



Figure 5: Beauchamp Cottage restored – the single storey building and verandah (left) belongs to the original cottage.  
Source: Satbhagat 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

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).

## 3. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	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: <i>Low</i>
	Beauchamp Cottage 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: <i>High</i>
	Beauchamp Cottage is associated with the Mansfield family, including Katherine Mansfield – one of New Zealand’s most celebrated writers.
	Level of Significance: <i>High</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>	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.
--	--

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>Moderate</i>
	The place has moderate architectural value for its early 20th century design.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	Despite intensive modification, the original form of the 1906 cottage can still be discerned and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the place was built in the early-20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	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.

<b>Social Values</b>	
<i>i) Sentiment - the place has strong or special associations with a particular cultural group or community for spiritual,</i>	Level of Significance: <i>High</i>
	The place has high sentimental value for its

<i>political, social, religious, ethnic, national, symbolic, or commemorative reasons.</i>	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: <i>High</i>
	The place is recognised by the local community as a place of historic significance and a local landmark.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The place has moderate rarity value as an early 20 <sup>th</sup> century holiday home.

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

#### 4. Place information

<i>Reference</i>	<i>H038</i>
<i>Address</i>	<i>603A Marine Drive, Days Bay.</i>
<i>Legal description</i>	<i>Lot 1 DP 307236.</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>3579, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H039 Marine Drive, Lowry Bay (1906)

*Skerrett Boat Shed.*



*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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	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: <i>Low</i>
	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: <i>Moderate</i>
	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.
<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: <i>High</i>
	The place gives us insight into recreational lifestyles in the area at the time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>Moderate</i>
	The shed has moderate architectural value for its simplistic, utilitarian design, with some elements of craftsmanship
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The Skerrett Boat Shed appears to be reasonably authentic in condition.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th 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.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place has group value as one of a number of late 19th and early 20th 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.

<b>Social Values</b>	
<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: <i>Low</i>
	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: <i>High</i>
	The place has high recognition value as a local landmark which is highly visible to the streetscape and well known by the local community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Stand-alone boat sheds built for private use are highly uncommon in the area.

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

## 4. Place information

<i>Reference</i>	<i>H039</i>
<i>Address</i>	<i>Marine Drive, Lowry Bay.</i>
<i>Legal description</i>	<i>N/A</i>
<i>Extent of place</i>	<i>1906 Shed.</i>
<i>HNZPT List</i>	<i>3580, Cat 2</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H040 111 Marine Parade (1907)

House (111 Marine Parade).



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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with the theme of the establishment of residential dwellings and holiday homes in the Eastbourne area.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	111 Marine Drive 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: <i>High</i>
	111 Marine Drive is associated with Frederick de Jersey Clere, one of New Zealand's best known architects.
<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: <i>Moderate</i>
	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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.

<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: <i>High</i>
	The place has high architectural value for its design by Frederick De Jersey Clere.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the building appears to be highly authentic.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the place was built in the early 20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>Low</i>
	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: <i>High</i>
	The place is recognised by the local community as a place of historic significance and a local landmark.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The place has moderate rarity value as an intact domestic residence designed by de Jersey Clere.

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

#### 4. Place information

<i>Reference</i>	<i>H040</i>
<i>Address</i>	<i>111 Marine Parade.</i>
<i>Legal description</i>	<i>Pt Lot 56 DP 1256.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>3576, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H041 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.

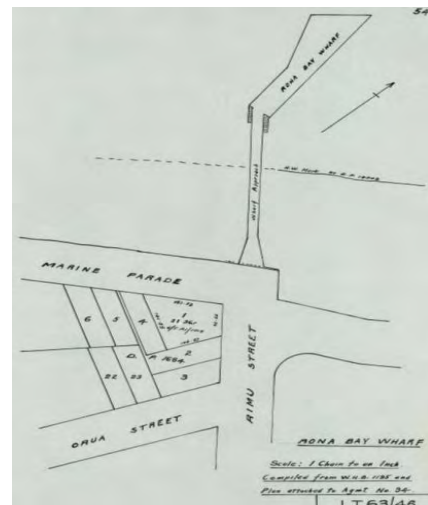


Figure 3: Diagram of the wharf.  
Source: HCC Recollect.



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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The place is associated with the theme of tourism which was developing in the Eastbourne area in the late 19 <sup>th</sup> century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>Moderate</i>
	The wharf is associated with the Wellington Harbour Board, and Donald McLean & Co who built the structure.
	Level of Significance: <i>High</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>	The place contributes to our understanding of early tourism development and social practices of the time.
--	---

<b>Physical Values</b>	
<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: <i>Low</i>
	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.
<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: <i>Moderate</i>
	The place has moderate architectural value as a pre-1900 industrial design.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the wharf appears to be highly authentic.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century structure, the wharf has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known special associations to any particular groups or communities with sentimental value.

<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: <i>High</i>
	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.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Early 20th century wharves are not common in the area generally.

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

#### 4. Place information

<i>Reference</i>	<i>H041</i>
<i>Address</i>	<i>Marine Parade.</i>
<i>Legal description</i>	<i>Lot 1 DP 30383.</i>
<i>Extent of place</i>	<i>1906 Wharf</i>
<i>HNZPT List</i>	<i>7474, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H042 283A Muritai Road (1905)*

*The Glen (Katherine Mansfield).*



*Figure 1: The Glen, 283A 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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	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: <i>Low</i>
	The Glen 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: <i>High</i>
	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: <i>High</i>
	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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>Moderate</i>
	The place has moderate architectural value for its early 20th century design, though little of the original fabric remains.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	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.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the place was built in the early-20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value for its association with those who are familiar with Katherine Mansfield and her history.
	Level of Significance: <i>High</i>

<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>	The place is recognised by the local community as a place of historic significance and a local landmark.
---	--

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The place has moderate rarity value as an early 20th century holiday home.

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

#### 4. Place information

<i>Reference</i>	<i>H042</i>
<i>Address</i>	<i>283A Muritai Road.</i>
<i>Legal description</i>	<i>Lot 6 DP 15621.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>3578, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H043 287 Muritai Road (1904)

Glenwood.



Figure 1: Glenwood, 287 Muritai Road, Eastbourne.

## 1. Historical Summary

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. 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 Gauchy, 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with the theme of the establishment of residential dwellings and holiday homes in the Eastbourne area.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	Glenwood 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: <i>Moderate</i>
	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.
<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: <i>High</i>
	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.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its unusual combination of Edwardian bay villa and Queen Anne styles.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the original form of the building can still be discerned and much of its heritage fabric has been retained.
	Level of Significance: <i>Moderate</i>

v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	As the place was built in the early-20th century, it has moderate age value in the context of human occupation of the Wellington region.
vi) <i>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.</i>	Level of Significance: <i>Moderate</i>
	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.

<b>Social Values</b>	
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: <i>Low</i>
	The place has no known sentimental value or connection to any particular communities or groups.
ii) <i>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: <i>Moderate</i>
	The place is recognised by the local community as a place of historic significance.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The place has moderate rarity value as an early 20th century holiday home.

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

#### 4. Place information

<i>Reference</i>	<i>H043</i>
<i>Address</i>	<i>287 Muritai Road.</i>
<i>Legal description</i>	<i>Lot 1 DP 75547</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>3577, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H044 Eastbourne Borough Council Omnibus Service Garage (1938)*

*493 Muritai Road.*



*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.



Figure 2: The Eastbourne Bus Garage, 1939.  
Source: ATL, ID: 1-2-050282-F.

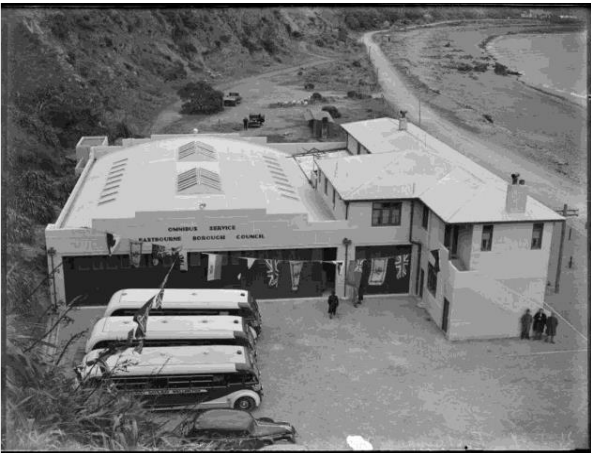


Figure 3: The Eastbourne Bus Garage, 1939.  
Source: ATL, ID: 1-4-048910-G.

## 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

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.

### 3. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with public transport in the region, a mode of travel which was becoming increasingly popular during the mid-20th 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: <i>Low</i>
	The place is associated with public transport in the region, a mode of travel which was becoming increasingly popular during the mid-20th century.
<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: <i>Moderate</i>
	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).
<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: <i>High</i>
	The place gives us insight into public transport practices and attitudes in the area at the time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>High</i>
	The terminal has high architectural value for its simplistic, utilitarian design in the Modernist Style.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The terminal appears to be reasonably authentic in condition, despite some modifications.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the terminal was built in the mid-20th century, the place has no age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value to any particular groups or communities.
	Level of Significance: <i>Moderate</i>

<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>	The place has moderate recognition value as a local landmark which is visible to the streetscape and known by the local community.
---	--

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Mid-century transport terminals are not common in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H044</i>
<i>Address</i>	<i>493 Muritai Road.</i>
<i>Legal description</i>	<i>Lot 1 DP 422935</i>
<i>Extent of place</i>	<i>Property boundaries.</i>
<i>HNZPT List</i>	<i>7644, Cat 2</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H045 60 Penrose Street (1872)

*Penrose House.*



*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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
	Level of Significance: <i>High</i>

<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	The place is associated with the theme of the establishment of residential dwellings in the Lower Hutt area in the late 19th 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: <i>Low</i>
	Penrose 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: <i>High</i>
	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.
<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: <i>High</i>
	The place is associated with social experiences from the past and contributes to our understanding of the culture and life of the area generally.

<b>Physical Values</b>	
<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: <i>High</i>
	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
<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: <i>High</i>
	The place has high architectural value for its Georgian design.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the original form of the building can still be discerned and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the place was built in the mid-late 20th century, it has high age value in the context of human occupation of the Wellington region.



<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	Penrose has some group value as one of a number of early residences constructed in the area, and some townscape value.

<b>Social Values</b>	
<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: <i>Moderate</i>
	The place has moderate sentimental value for its century-long association with the Knight family – though this association has now ended.
<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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The place has moderate rarity value as a late 19th century residence.

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

#### 4. Place information

<i>Reference</i>	<i>H045</i>
<i>Address</i>	<i>60 Penrose Street.</i>
<i>Legal description</i>	<i>Lot 2 DP 24290.</i>
<i>Extent of place</i>	<i>Property boundaries.</i>
<i>HNZPT List</i>	<i>7190, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's*

*heritage values and may not capture all aspects of heritage significance. 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.*

# H046 49 Pretoria Street (1906)

House (The Crescent).



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.



Figure 2: The Crescent at the corner of Pretoria Street and Kings Avenue, 1939. Source: Retrolens.

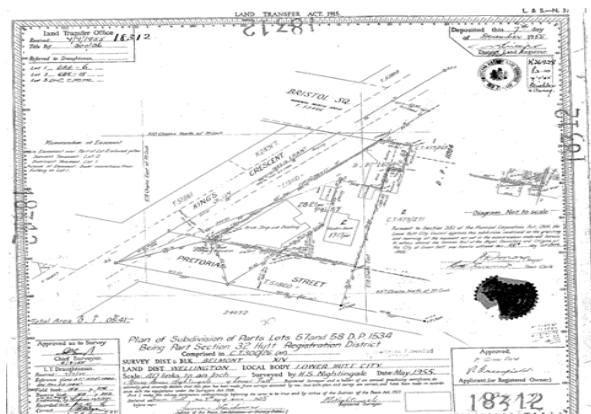


Figure 3: Survey Plan of the property, 1955. Source: LINZ.

## 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

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.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The place is associated with the theme of construction of residences and commercial premises in the early 20th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>Low</i>
	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: <i>Moderate</i>
	The place gives us insight into early 20th century residential and business practices and attitudes in the area at the time.

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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
	Level of Significance: <i>Moderate</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>	<p>The building has moderate architectural value for its architectural design, especially its unusual form to fit the angular site and pronounced chimneys.</p>
<p><i>iii) 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.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The place demonstrates moderate technological value for its use of standard materials and building practices for the time.</p>
<p><i>iv) 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.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>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.</p>
<p><i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>As an early 20th century structure, the place has moderate age value in the context of human occupation of the Wellington region.</p>
<p><i>vi) 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.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>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.</p>

<p><b>Social Values</b></p>	
<p><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></p>	<p>Level of Significance: <i>Low</i></p>
	<p>The place has no known sentimental value to any particular groups or communities.</p>
<p><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></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The place has moderate recognition value as a local landmark which is highly visible to the streetscape and known by the local community.</p>

<p><b>Rarity</b></p>	
	<p>Level of Significance: <i>Moderate</i></p>

<i>i) Rarity - the place is unique or rare within the district or region.</i>	The place has moderate rarity value as an early 20th century mixed-use shop and residence.
---	--

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

#### 4. Place information

<i>Reference</i>	<i>H046</i>
<i>Address</i>	<i>49 Pretoria Street.</i>
<i>Legal description</i>	<i>Lot 1 DP 18312.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>7199, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H047 43 Seaview Road (1935)*

*Ford Motor Company Workshop.*



*Figure 1: Former Ford Motor Company Workshop, 43 Seaview Road.*

## **1. Historical Summary**

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



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

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.

### 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	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.
<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: <i>High</i>
	The former Ford Company Workshop is associated with internationally recognised car manufacturer, Ford.
<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: <i>High</i>
	The place is associated with experiences from the past and contributes to our understanding of the culture and life of the Seaview area generally.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its standardised form – established by the Ford Company for implementation across the world.
<i>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of</i>	Level of Significance: <i>High</i>
	The place demonstrates use of traditional building techniques and materials for the time

<i>construction or design; and/or contains unusual construction materials.</i>	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.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	Despite intensive modification, the original form of the 1906 cottage can still be discerned and much of its heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	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.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with 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: <i>High</i>
	The place is recognised by the local community as a place of historic significance and a local landmark.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place has high rarity value as mid-20th century workshop constructed for an international retailer.

<b>Representativeness</b>
---------------------------

<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	The workshop, built to a standard plan established by Ford for all its factories, is an excellent example of its type.

#### 4. Place information

<i>Reference</i>	<i>H047</i>
<i>Address</i>	<i>43 Seaview Road.</i>
<i>Legal description</i>	<i>Lot 2 DP 521877.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>3581, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H048 66 Sydney Street (1902)

House (Price's Folly).



Figure 1: Price's Folly, 66 Sydney Street, Petone.

## 1. Historical Summary

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 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the construction of large-scale homesteads for prominent individuals in the late 19 <sup>th</sup> and early 20 <sup>th</sup> 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: <i>Low</i>
	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: <i>Moderate</i>
	The place is associated with Thomas Price, an influential businessman in Petone and the Wellington region.
<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: <i>High</i>
	The place gives us insight into architectural design preferences in the area at the time.

<b>Physical Values</b>	
	Level of Significance: <i>Low</i>

<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>	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>High</i>
	The place has high architectural value for its design elements and high level of craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates high technological value for its use of standard materials and building practices for the time, and for its craftsmanship.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Price's Folly appears to be reasonably authentic in condition.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>Low</i>
	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: <i>High</i>
	The place has high recognition value as a local landmark which is highly visible to the streetscape and well known by the local community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Large-scale, intact early 20th century homesteads are rare in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H048</i>
<i>Address</i>	<i>66 Sydney Street.</i>
<i>Legal description</i>	<i>Lot 7 DP 412.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>2886, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H049 Iona Memorial Cross (1940)*

*The Esplanade.*



*Figure 1: The Iona Memorial Cross on The Esplanade, Petone.*

## **1. Historical Summary**

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.

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 Macleane) 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 Māori 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the establishment of religious services and denominations in New Zealand.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The place is associated with the first Presbyterian service held in New Zealand.
<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: <i>High</i>
	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.
<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: <i>High</i>
	The place provides insight to religious practices and preferences in the area at the time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
	Level of Significance: <i>High</i>

<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	The place has high architectural and design value for its similarities to the MacLean Cross in Scotland.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The place is virtually unchanged since it was built.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	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.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place has no known group value, but has exceptional townscape value as a highly visible icon and landmark.

<b>Social Values</b>	
<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: <i>High</i>
	The place has exceptional sentimental value for its association with spiritual and religious 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: <i>High</i>
	The place is recognised by the local and regional community as a place of historic significance and an icon of the area.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place has high rarity value as a religious

	memorial in the area.
--	-----------------------

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

#### 4. Place information

<i>Reference</i>	<i>H049</i>
<i>Address</i>	<i>The Esplanade.</i>
<i>Legal description</i>	<i>Lot 2 DP 69217.</i>
<i>Extent of place</i>	<i>Memorial.</i>
<i>HNZPT List</i>	<i>1322, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H050 Vogel Estate(1933) and Gatehouse(1870s)*

*73-75 Woburn Road.*



*Figure 1: Vogel House at 75 Woburn Road (left), and the gatehouse (right) at 73 Woburn Road.*

## **1. Historical Summary**

### **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.

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 remained 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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the theme of governance and politics in New Zealand.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Moderate</i>
	Vogel Estate is associated with a Royal Tour of QEII.
<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: <i>High</i>
	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.
<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: <i>High</i>
	The place provides insight to an understanding of political social aspects during the 20th century.

<b>Physical Values</b>	
<i>i) Archaeological - there is potential for archaeological investigation to contribute new or important information about the</i>	Level of Significance: <i>High</i>
	The Gatehouse is recorded on ArchSite (R27/603) and is afforded automatic protection under the HNZPT Act 2014. The



<i>human history of the district, region, or nation.</i>	place 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: <i>High</i>
	The place has high architectural value for its Colonial neo-Georgian style design features.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Both the gatehouse and Vogel House are remarkably authentic, despite some modification.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the gatehouse was built in the late 19th 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 20th century construction.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	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 goes back 160 years. The property was built by the family in 1933 and no other private family has lived there.
	Level of Significance: <i>High</i>

<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>	The place is recognised by the local and regional community as a place of historic significance and an icon of the area.
---	--

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place has high rarity value as a large homestead with an expansive site in the city centre.

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

#### 4. Place information

<i>Reference</i>	<i>H050</i>
<i>Address</i>	<i>73-75 Woburn Road.</i>
<i>Legal description</i>	<i>Lot 1 DP 22396.</i>
<i>Extent of place</i>	<i>Property boundaries.</i>
<i>HNZPT List</i>	<i>7757, Cat 1.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H051 125 Western Hutt Road (1899)*

*Lochaber/Prospect College.*



*Figure 1: Lochaber House, 125 Western Hutt Road, viewed from a distance.*

## **1. Historical Summary**

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 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.

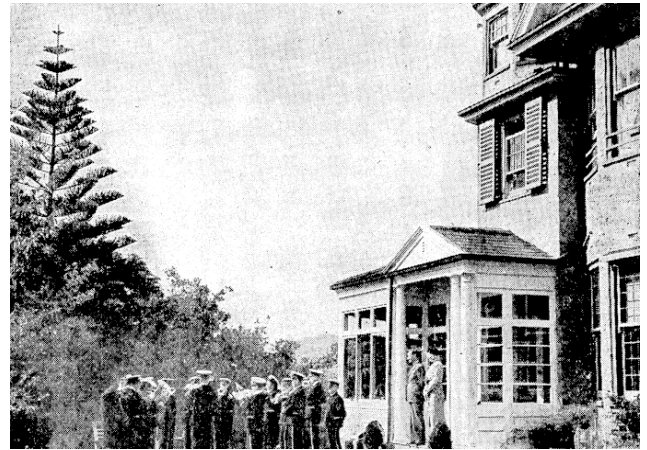


Figure 3: A band performs at Lochaber House, 1940.  
Source: Evening Post Volume CXXX Issue 153  
26 December, 1940

## 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

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 ship lapped 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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	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: <i>Low</i>
	Lochaber isn't associated with any known historical event.
	Level of Significance: <i>High</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>	Lochaber is associated with prominent businessman and politician George Yerex and the Yerex family.
<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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and social practices at the time.

<b>Physical Values</b>	
<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: <i>High</i>
	Lochaber is recorded on ArchSite (R27/625), and has high archaeological value as a pre-1900 place of human occupation.
<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	Lochaber demonstrates use of standard construction methods and materials for the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	Built in 1899, the homestead is one of Wellington's older timber framed houses.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	Lochaber functioned as the premises for Prospect College since the 1980's, therefore giving the place collective social value.
<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: <i>High</i>
	The place is recognised by the local community as a place of historic significance and one of Wellington's older surviving homesteads.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place is one of few surviving homesteads of its age and size in the Wellington region.

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

#### 4. Place information

<i>Reference</i>	<i>H051</i>
<i>Address</i>	<i>125 Western Hutt Road.</i>
<i>Legal description</i>	<i>Sec 1 SO 37208.</i>
<i>Extent of place</i>	<i>1889 Residence.</i>
<i>HNZPT List</i>	<i>2889, Cat 2</i>

Report dated: November 2023.

#### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H052 760 Western Hutt Road (1908-1911)*

*Casa Loma.*



*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

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The place is associated with the theme of the establishment of significant residential dwellings built for prominent individuals in the Lower Hutt area in the early 20th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>High</i>
	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.
<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: <i>High</i>
	The place is associated with social experiences from the past and contributes to our understanding of the culture and life of the area generally.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its grandiose design.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	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.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the building is highly authentic.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the place was built in the early-20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Low</i>
	Casa Loma has no known group value, and no townscape value as it is hidden from the streetscape.

<b>Social Values</b>
----------------------

<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: <i>Low</i>
	The place has no known sentimental value or association 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: <i>Moderate</i>
	The place has moderate recognition value as a place known to the public for its heritage values.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place has high rarity value as an intact large scale early 20th century residence.

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

#### 4. Place information

<i>Reference</i>	<i>H052</i>
<i>Address</i>	<i>760 Western Hutt Road.</i>
<i>Legal description</i>	<i>Lot 7 DP 54222.</i>
<i>Extent of place</i>	<i>1911 Residence and Grounds.</i>
<i>HNZPT List</i>	<i>1324, Cat 2.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H053 Administration Building & Town Hall (1957)

Laings Road.



Figure 1: The Town Hall and Administration Block.

Source: Naylor Love.

## 1. Historical Summary

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 Strutron 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



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 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 Structures

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.

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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: <i>Moderate</i>
	The place is connected to a royal visit from Queen Elizabeth II in 1954.
<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: <i>High</i>
	The place is associated with King, Cook, and Dawson - a prominent architectural firm in the area at the time.
<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: <i>High</i>
	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.

<b>Physical Values</b>	
<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: <i>Low</i>
	It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its intact Modern Movement design elements and overall architectural style.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place utilised standard technology and construction materials and methodologies for the time period.
<i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important</i>	Level of Significance: <i>High</i>
	Despite a major refurbishment in recent years, the place still retains high authenticity.

<i>modifications and/or additions from later periods.</i>	
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i> As the buildings were constructed in the mid-20th century, they have no age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i> 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.

<b>Social Values</b>	
<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: <i>High</i> The buildings have high sentimental value for their associations with the Lower Hutt Community as a whole.
<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: <i>High</i> 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.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i> The place has moderate rarity value.

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

#### 4. Place information

<i>Reference</i>	<i>H053</i>
<i>Address</i>	<i>Laings Rd.</i>
<i>Legal description</i>	<i>N/A</i>

<i>Extent of place</i>	<i>Hutt City Council Administration Building and Town Hall (1957).</i>
<i>HNZPT List</i>	<i>7520, Historic Area.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H054 Little Theatre and Library (1956)*

*Queens Drive.*



*Figure 1: The Little Theatre and Library.*

*Source: Brian Harmer.*

## **1. Historical Summary**

The population of the Hutt Valley 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 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.

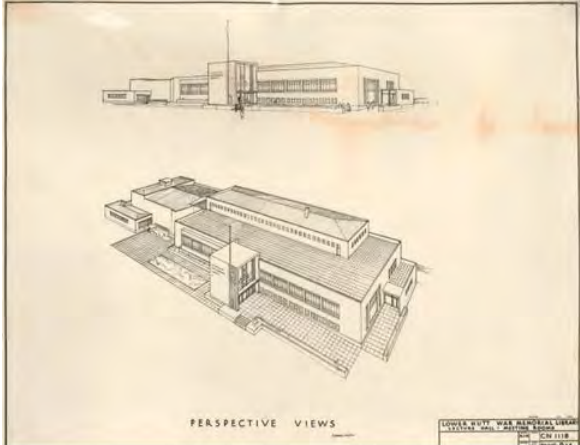


Figure 2: Plans drawn up for the design of the War Memorial Library to sit next to the Little Theatre. Source: HCC Archives.



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 Archives6



Figure6: Interior of the theatre, undated.  
Source: Petone Settlers Archives

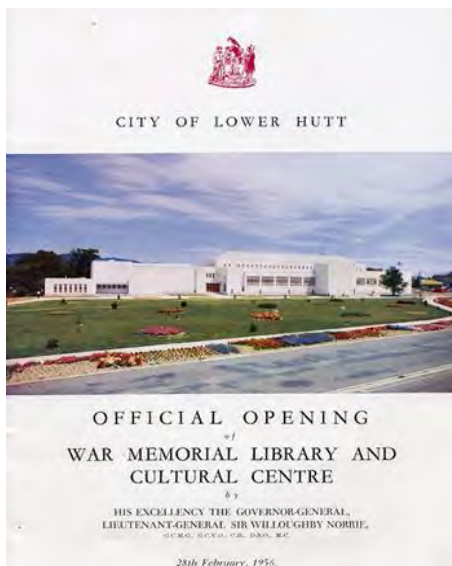


Figure 8: Pamphlet advertising the official opening of the buildings, 1956.  
Source: Petone Settlers Archives.



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.

**3. Evaluation**

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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: <i>High</i>
	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: <i>High</i>
	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: <i>High</i>
	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.

<b>Physical Values</b>	
	Level of Significance: <i>Low</i>

<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>	It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its intact Modern Movement design elements and overall architectural style.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place utilised standard technology and construction materials and methodologies for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Other some minor alterations and additions required to keep the buildings fit for purpose, they are remarkably authentic to their original construction.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the building was constructed in the mid-20th century, it has no age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The buildings have high sentimental value for their associations with the Lower Hutt Community as a whole.
<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: <i>High</i>
	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.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The War Memorial Library is one of only two such buildings in New Zealand, the other being a similar structure in Hastings.

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

#### 4. Place information

<i>Reference</i>	<i>H054</i>
<i>Address</i>	<i>Queens Drive.</i>
<i>Legal description</i>	<i>N/A</i>
<i>Extent of place</i>	<i>Inse Little Theatre and War Memorial Library.</i>
<i>HNZPT List</i>	<i>7520, Historic Area</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H055 St James Church (1953)

59-61 Woburn Road.



Figure 1: St James Church.

Source: NZ Places.

## 1. Historical Summary

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 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.

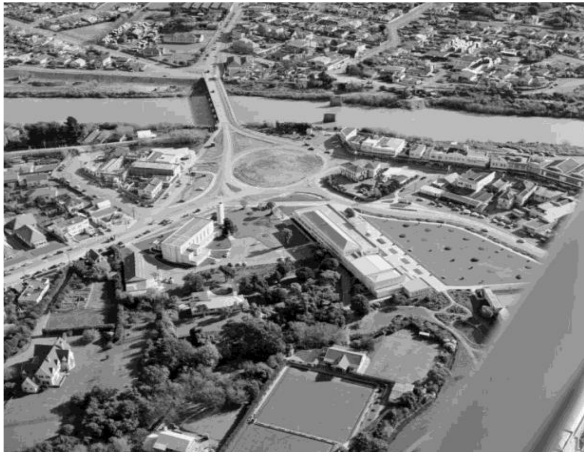


Figure 5: Aerial of the new Civic Centre, including St James Church, 1957.  
Source: HCC Archives.

## 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 Structures

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.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Moderate</i>
	The place is connected to a royal visit from Queen Elizabeth II in 1954.
<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: <i>High</i>
	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.
<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: <i>High</i>
	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.

<b>Physical Values</b>	
<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: <i>Low</i>
	It is unknown if the site possesses any archaeological value. There is no recorded archaeological site on the property according to ArchSite.

<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: <i>High</i>
	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.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place utilised standard technology and construction materials and methodologies for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modifications, St James Church has high authenticity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the buildings were constructed in the mid-20 <sup>th</sup> century, they have no age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
<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: <i>High</i>
	The church has high sentimental value for its spiritual and religious associations.
<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: <i>High</i>
	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.

<b>Rarity</b>	
	Level of Significance: <i>High</i>

<i>i) Rarity - the place is unique or rare within the district or region.</i>	The church has high rarity value as a Modernist designed church which breaks with the architectural norms of religious structures.
---	--

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

#### 4. Place information

<i>Reference</i>	<i>H055</i>
<i>Address</i>	<i>59-61 Woburn Road</i>
<i>Legal description</i>	<i>Lot 2 DP 17883</i>
<i>Extent of place</i>	<i>The St James Church building (1953)</i>
<i>HNZPT List</i>	<i>7520, Historic Area</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H056 Naenae Post Office (former) (1959)*

*27 Hillary Court.*



*Figure 1: The former Naenae Post Office at 27 Hillary Court, Naenae.*

## **1. Historical Summary**

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.

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

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.

### 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	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: <i>Low</i>
	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: <i>High</i>
	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: <i>High</i>
	The place has high social value for its significance to the Naenae community.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>High</i>
	The place has high architectural value for its modernist design style.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.

iv) <i>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.</i>	Level of Significance: <i>High</i>
	The place is highly authentic and has undergone little change, giving it high integrity value.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	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.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	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

<b>Social Values</b>	
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: <i>Moderate</i>
	The place has moderate sentimental value for its value to the local community.
ii) <i>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: <i>High</i>
	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.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place has high rarity value as the centrepiece of a wider civic scheme.

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



## 4. Place information

<i>Reference</i>	<i>H056</i>
<i>Address</i>	<i>27 Hillary Court.</i>
<i>Legal description</i>	<i>Pt Lot 1 DP 15073 and Section 1 SO 24113</i>
<i>Extent of place</i>	<i>1959 Post Office and Tower.</i>
<i>HNZPT List</i>	<i>9806, Cat 1.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H057 34 Bay Street (c.1900)

Bay Lodge Boarding House.



Figure 1: Bay Lodge Boarding House, 34 Bay Street, Petone.

## 1. Historical Summary

It is not known exactly when the Bay Lodge boarding house was built, or by whom, but it is estimated at approximately 1900. At some point, a doctor then set up practice in the house. It is not known when the building was converted from a private residence/surgery into a boarding house. Gear Meat Company workers were known to have also resided at the building. Very little is known about the building's history.



Figure 2: Bay Lodge Boarding House, undated.  
Source: NZ Genealogist, 2014.



Figure 3: Bay Lodge Boarding House, 1994.  
Source: 1994 HCC Inventory.

## 2. Physical Description

### 2.1 Setting – Site Description

The Bay Lodge Boarding House sits on the eastern side of Bay Street in Petone. The building is highly visible from the streetscape. The surrounding properties are residential to the south and commercial to the north where Jackson Street begins.

### 2.2 Building or Structures

The building can be described as a two-storeyed double bay villa. 'Fish scale' shingles under the gable ends provide textural interest, and other decorative touches include an arched valance under the central entrance porch, and bracketed eaves. Although the house is now clad in flat sheets of asbestos board, evidence of the original rusticated weatherboard cladding is still visible in the recessed ground and first storey front porches. There are several lean-to additions on the north and south sides of the house. The large modern windows on the lower street facade are not in keeping with the character of the villa.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of large-scale residential properties in the late 19th and early 20th century, which are then converted into boarding homes due to their size.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	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: <i>Low</i>
	The place is not known to be associated with any notable 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: <i>Moderate</i>
	The place gives us insight into social housing practices in the early-mid 20th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite
	Level of Significance: <i>Moderate</i>

<i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	The place has moderate architectural value for its design elements.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The building's original form can still be discerned; however it has undergone significant modification.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the exact date of the building cannot be determined, its age value is unknown.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has no known group value, but does have some townscape value as a visible element of the streetscape which is somewhat known as a local landmark

<b>Social Values</b>	
<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: <i>Moderate</i>
	The place has moderate sentimental value to the Petone social community generally as a well-known place which provided accommodation to the local community for a long period of time.
<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: <i>Moderate</i>
	The place has moderate recognition value as a local landmark which is visible to the streetscape and known by the local community

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Early 20th century timber framed buildings are not uncommon in the area.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	The place is a relatively good example of its type.

#### **4. Place information**

<i>Reference</i>	<i>H057</i>
<i>Address</i>	<i>34 Bay Street</i>
<i>Legal description</i>	<i>Lot 26 DP 51</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H058 Petone Labour Hall (Lighthouse Cinema)* *(1927)*

*52 Beach Street.*



*Figure 1: The Former Labour Hall, now the Lighthouse Cinema, at 52 Beach Street, Petone.*

## **1. Historical Summary**

This building was constructed in 1927 by the Labour Party Branch of Petone at a cost of £3,000, and opened by Harry Holland who was the first Labour Member of Parliament. The architect was W V Wilson and the builder was H Nicholls. The Petone Branch of the New Zealand Labour Party owned the building from 1925 till 1979. It was the first Labour Party built and owned hall in the country.

In 1949 alterations were carried out costing £475. In 1991 major strengthening was carried out by the Cretans Association, who owned the building after purchasing it from the Labour Party Branch, which cost \$25,000. The building was then converted into use as a cinema.



Figure 2: The Former Labour Hall, undated.  
Source: Massey University.

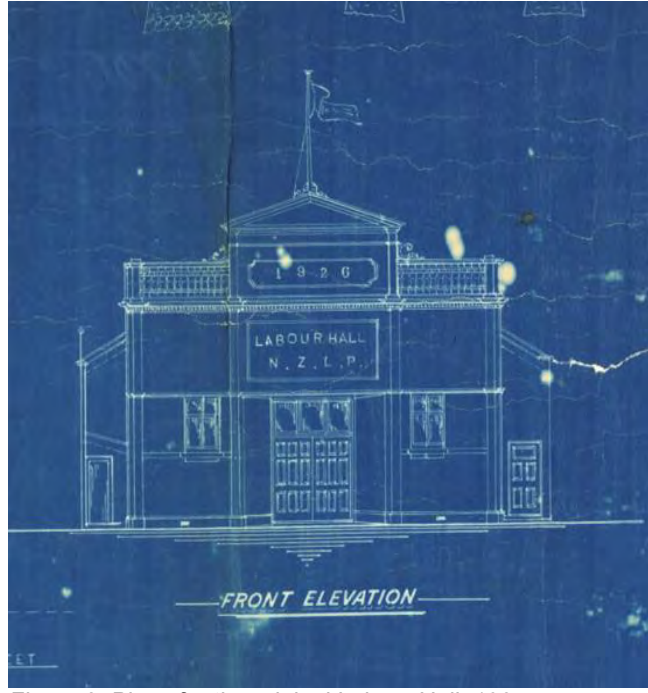


Figure 3: Plans for the original Labour Hall, 1927.  
Source: HCC Property Files.

## 2. Physical Description

### 2.1 Setting – Site Description

The building sits on the eastern side of Beach Street, close to its intersection with Jackson Street to the north. It is highly visible from the streetscape. The surrounding buildings are a mix of commercial and residential.

### 2.2 Building or Structures

The building is a two storey symmetrical structure, with a pedimented parapet and balustrade. The exterior of the building retains the Stripped Classical style with a balustraded parapet, central pediment and corner pilasters. The former nine panelled entry doors have been replaced with glazed panelled doors and the high level front toilet windows have been replaced with large steel shop front windows.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The place is associated with political themes in the early-mid 20th century, and social themes in the late 20th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	The place isn't known to be associated with any notable historic events.
	Level of Significance: <i>High</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>	The place is associated with the Labour
<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: <i>High</i>
	The place contributes to our understanding of early political practices, and later social practices, at the time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>High</i>
	The place has high architectural value for its Stripped Classical design elements.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The building's original façade remains, however the interior has undergone some modification.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century structure, the place has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has no known group value, but does have some townscape value as a visible element of the streetscape which is known as a local landmark.

<b>Social Values</b>	
	Level of Significance: <i>High</i>



<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>	The place has high sentimental value to the Petone community as a place for political, and later social, gatherings.
<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: <i>High</i>
	The place has high recognition value as a local landmark which is visible to the streetscape and well-known by the local community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Early 20th century halls are somewhat rare in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H058</i>
<i>Address</i>	<i>52 Beach Street.</i>
<i>Legal description</i>	<i>Lot 1 DP 430698.</i>
<i>Extent of place</i>	<i>1927 Hall.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H059 Presbyterian Manse (1893)*

*4 Britannia Street.*



*Figure 1: Presbyterian Manse next to St David's Church (right) at 4 Britannia Street, Petone.*

## **1. Historical Summary**

Britannia Street in Petone contains a number of the area's oldest residential dwellings, and other civic and religious buildings, and is the only reminder of the failed settlement called 'Britannia' that was established there before eventually being moved to Thorndon in September of 1840.

The Presbyterian Manse was built in 1893, as residential accommodation to complement St David's Church (built in 1889) which immediately sits to the south at 2 Britannia Street. It is not known who the architect of the building was.

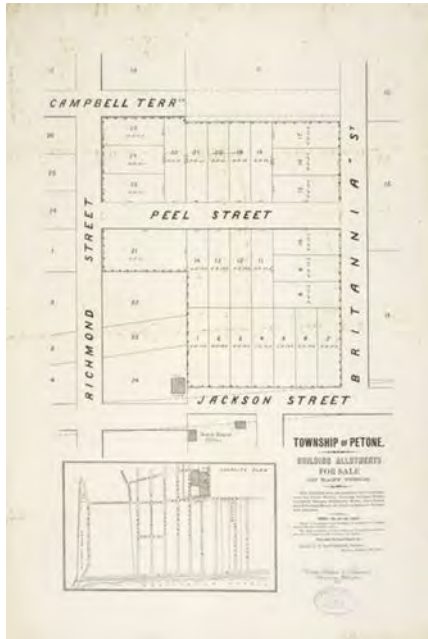


Figure 2: Map of the Township of Petone with Britannia Street featured, 1887.  
Source: ATL, Percy C. Frasi, 1887



Figure 3: St David's and manse, undated.  
Source: Te Papa Archives

## 2. Physical Description

### 2.1 Setting – Site Description

The manse sits on the eastern side of Britannia Street in Petone and St David's Church, for which the manse was built, is located to the south with a street address of 2 Britannia Street. The surrounding area is a wide mix of educational, residential, commercial, and recreational spaces. The manse is very visible from the streetscape

### 2.2 Building or Structures

The manse is a two storey asymmetrical timber framed structure. The street facing façade of the building is roughly split into thirds, with the first third comprising a gabled section of the building which projects outwards at the northern end with a bay window beneath, and the other two thirds feature smaller gabled wall dormers above a verandah and a central entrance.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The manse is associated with the popular theme of religious structures built in the 19th century as part of the settlement of the area.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	The place is not known to be associated to any notable historic event.
	Level of Significance: <i>Moderate</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>	The place is associated with the Presbyterian 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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.

<b>Physical Values</b>	
<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: <i>High</i>
	The adjacent 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. It can be assumed that both sites have archaeological potential.
<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: <i>Moderate</i>
	The place has moderate architectural value for its pared back design and pre-1900 simplistic design features.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of standard construction methods and materials for the time, giving it moderate technological value.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The manse appears to have retained the majority of its original fabric.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	Explanation: As a pre-1900 structure, the manse has high age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place has high townscape value as it is very visible from the street and is known as a local landmark in combination with St David's Church, which also gives it group value

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentiment value for its spiritual and religious associations
<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: <i>High</i>
	The place is well known by the local community and has landmark value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Pre-1900 timber framed Manses are not common generally.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	Pre-1900 timber framed Manses are not common generally.

## 4. Place information

<i>Reference</i>	<i>H059</i>
<i>Address</i>	<i>4 Britannia Street.</i>
<i>Legal description</i>	<i>Pt Lot 14 Deeds Plan 109.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H060 Petone Community House (c.1900)*

*6 Britannia Street.*



*Figure 1: Petone Community House, 6 Britannia Street, Petone.*

## **1. Historical Summary**

6 Britannia Street was built for Dilnot Sladden, an early manager of the Ngauranga Meat Export Company, and his wife Elizabeth Sladden. The property was owned by members of the Sladden family until 1922, when it was sold to Caroline Barlow, a 'Petone widow'. Thomas Vogan, a Petone boarding house proprietor bought the property in 1927. One year later the house changed hands again. In 1936 the house was sold to Dr. Roger Bakewell, who used it as his home and surgery. The Petone Borough Council purchased the property in the 1970's. For some time the house was leased to the Central Institute of Technology, who used it as their Chiropody Clinic.

In 1978 the house was threatened with demolition to make way for a 10 million dollar Ring Road. However the ring road scheme was defeated due to strong opposition from the Petone community, and the house was saved.

In 1980 6 Britannia Street was extensively upgraded in preparation for its conversion into the Petone Community House. The house was repiled and the interior was relined to comply with Fire Safety Standards.

The Petone Community Centre became fully operational in February 1981.



Figure 2: Petone Community House, 1895.  
Source: PetoneCommunityHouse.co.nz .



Figure 3: Petone Community House, 1994.  
Source: 1994 HCC Inventory.

## 2. Physical Description

### 2.1 Setting – Site Description

Insert text. The Petone Community House sits on the eastern side of Britannia Street and is highly visible from the streetscape. It is set back from the roadside by approximately ten metres and has two large trees to its frontage, but the setback ensures that the building is still visible. The surrounding properties are a mixture of religious, residential, commercial, and educational premises.

### 2.2 Building or Structures

The Petone Community House is a two-storeyed timber framed and rusticated weatherboard clad building with a central gabled form and extruding bay window below. Other gabled sections extend outwards from different elevations. The roof is clad in corrugated steel. An ornate verandah with delicate fretwork used to extend across the northern and western elevations but this has been removed and some sections infilled. The ground floor bay window to the street facing elevation used to extend to the top storey, but has been removed at some point and replaced with timber framed windows with shutters and a semi-circular fanlight. The prominent chimney visible in historic photographs has also been removed.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of large-scale residential properties in the late 19th and early 20th 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: <i>Low</i>
	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</i>	Level of Significance: <i>Low</i>
	The place is not known to be associated with any notable individuals or organisations

<i>organisation that has made a significant contribution to the district, region or nation.</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: <i>Moderate</i>
	The place gives us insight into residential building practices in the late 19th and early 20th century, and the conversion of these into community centres in the late 20th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>High</i>
	The place has high architectural value for its design elements.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The building's original form can still be discerned; however it has undergone significant modification.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the exact date of the building cannot be determined, its age value is unknown.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has no known group value, but does have some townscape value as a visible element of the streetscape which is somewhat known as a local landmark.

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value to the Petone community as a place for social gatherings



<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: <i>High</i>
	The place has high recognition value as a local landmark which is visible to the streetscape and well-known by the local community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Large homesteads converted into community centres are uncommon in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H060</i>
<i>Address</i>	<i>6 Britannia Street.</i>
<i>Legal description</i>	<i>Pt Lot 1 DP 295.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H061 32 Britannia Street (c.1900)*

*House.*



Photo Figure 1: 32 Britannia Street, Petone.

## **1. Historical Summary**

Britannia Street in Petone contains a number of the area's oldest residential dwellings, and other civic and religious buildings, and is the only reminder of the failed settlement called 'Britannia' that was established there before eventually being moved to Thorndon in September of 1840.

This elegant Bay Villa was probably built for Samuel Vickery Burrige, a Fellmongery Manager. Burrige bought the land on which the house now stands from William Cook, a Sailmaker in 1899. In 1906 the property was sold to Susan Cotton, 'the wife of John Cotton, a Petone draper'. Five years later it was sold again, to John James Cody a Petone settler. In 1920 the property was purchased by the Petone Catholic Parish. The house was used as a Catholic Presbytery until 1969, when a new presbytery was constructed across the road, and 32 Britannia Street was sold.

The original section of land on which the house stood was subdivided in the 1960's. 32 Britannia Street is now a private residence. The villa shows the definite influence of the Italianate style. This is exemplified by the bracketed cornice and fretworked parapet on the top of the faceted window bays. The segmentally arched windows with imitation keystones are also an Italianate feature. Other decorative elements include shaped bargeboards, attractive gable-end ornamentation, and unusual verandah post brackets. A small room has been added onto the south side of the house, under what would have originally been the verandah. The front door and sidelights are also a later addition.



Figure 2: Map of the Township of Petone with Britannia Street featured, 1887.  
Source: ATL, Percy C. Frasi, 1887.



Figure 3: 32 Britannia Street, 1994.  
Source: Ian Bowman.

## 2. Physical Description

### 2.1 Setting – Site Description

The house sits on the eastern side of Britannia Street in Petone, at its intersection with Kirks Avenue which leads to the Petone Recreation Grounds and Reserve. The building is somewhat visible from the streetscape, but is partially blocked by vegetation. The surrounding properties are a mixture of educational, residential, religious, and recreational premises.

### 2.2 Building or Structures

The building is a single storey bay villa with verandah to the western elevation. The hipped roof is clad in corrugated steel, with a separate roof for the verandah, and the exterior of the building is clad in rusticated weatherboards. The original chimney is still intact, as is the fretwork to the verandah and gabled section of the building.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of residential properties in the late 19th and early 20th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	The place is not known to be associated with any notable historic event.
	Level of Significance: <i>Moderate</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>	The place is associated with the Petone Catholic Parish as it served as a presbytery for 50 years between 1920-1970.
<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: <i>Moderate</i>
	The place gives us insight into residential building practices in the late 19th and early 20th century, and religious property requirements in the mid-20th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The place gives us insight into residential building practices in the late 19th and early 20th century, and religious property requirements in the mid-20th century.
<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: <i>High</i>
	The place has high architectural value for its design elements and craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to be highly authentic.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the exact date of the building cannot be determined, its age value is unknown.
<i>vi) 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.</i>	Level of Significance: <i>Low</i>
	The place has no known group value, nor does it have townscape value as it is hidden from the street.

<b>Social Values</b>	
	Level of Significance: <i>Low</i>

<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>	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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Turn of the century residential dwellings are common in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H061</i>
<i>Address</i>	<i>32 Britannia Street.</i>
<i>Legal description</i>	<i>Lot 1 DP 29647.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H062 Sacred Heart Church Façade (1934)*

*41 Britannia Street.*



*Figure 1: The remains of the Sacred Heart Church façade with modern church behind.*

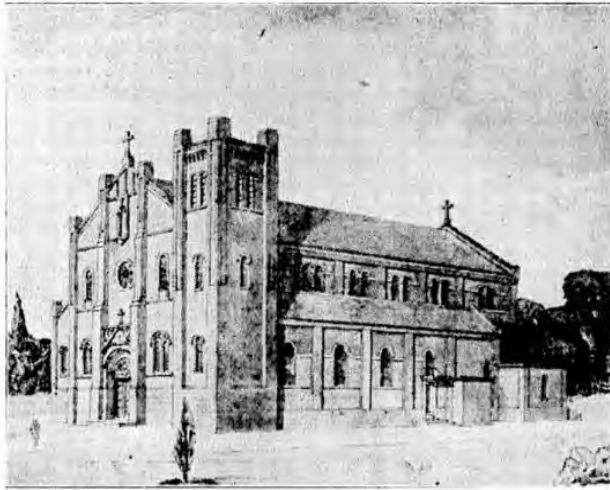
## **1. Historical Summary**

From the first, it was apparent that Petone was a town of great possibilities, and in 1895, a 5-roomed house, standing in an acre of land in Britannia Street, was purchased for the Sacred Heart church.

By 1898, the Catholic population had increased to such numbers that Father Lane decided to build a church on this site for his Petone parishioners. The following year it was completed and amid great rejoicings, the late Archbishop Redwood blessed and officially opened it in May 1899. This solidly constructed Church, dedicated to the Sacred Heart, was a wooden building. It was further enhanced by the addition of a brick campanile constructed beside it in 1903.

A second church dedicated to the Sacred Heart was opened on the Feast of Christ the King, October 1934 (Figure 2 and Figure 3) and the wooden building demolished at some point. The school was declared structurally unsafe and rebuilt in 1988. The church was also declared unsafe in 1984. Initial planning work and substantial fundraising was led by Fr John Murphy and an army of volunteers then picked up by Fr Michael McCabe when he joined the Parish in 1990. The second church was demolished in 1993. The third church was completed in 1997, opening again on the Feast of Christ the King.

The only remains of the 1933 church is the arched entranceway and brick supports, and the brick wall to the street edge, through which visitors proceed to the new church located behind it.



ADVERTISING AND MARKETING EXHIBITION.—Opened at Olympia, London, on July 17, this exhibition is a masterpiece of ingenuity and offers a host of surprises to the public. On left, two prominent New Zealand newspaper proprietors, Mr. H. Horton ("New Zealand Herald"), left, and Mr. W. Easton ("Otago Daily Times"), right, with Major the Hon. I. J. Astar, M.P., chairman of the British Advertising Association.

NEW CHURCH FOR PETONE.—To be erected at Petone in memory of the Rev. Father J. J. McMenamin, a Roman Catholic chaplain with the New Zealand Forces, who was killed in action in France on June 9, 1917. The building, which is to be erected in reinforced concrete and brick, will contain a large stained glass window over the Sanctuary, in memory of the late chaplain.

Figure 2: Design of the new church, 1933.  
Source: Evening Post 23 August, 1933



Figure 3: The 1934 church prior to demolition.  
Source: HCC Property Files

## 2. Physical Description

### 2.1 Setting – Site Description

The Sacred Heart Church facade sits on the western side of Britannia Street in Petone, set back approximately 3 metres from the street, and forms the entranceway to the new modern church built behind it. The structure is highly visible from the streetscape. The surrounding properties are a mix of residential, religious, and educational premises.

### 2.2 Building or Structures

The remaining features of the Sacred Heart Church façade comprise the brick wall to the street edge, the arched entranceway, and the lowered brick wall on either side of the entrance which was originally the street facing elevation. Vegetation has grown over much of the structure.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The place is associated with the construction of religious buildings in Petone in the late 19th and early 20th century, a number of which are on Britannia Street
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>Moderate</i>
	The place is associated with the Sacred Heart 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: <i>Moderate</i>
	The place gives us insight into religious building practices in the early-mid 20th century, especially the upgrading of late 19th century religious buildings.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>High</i>
	Despite very little of the structure remaining, it has high architectural value for its design elements, especially the arched entranceway.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates high technological value for its craftsmanship.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The original church was demolished in the 1990's, but the remaining elements of the structure are untouched.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the church to which the remaining elements belong to was built in the early-20th century, it has moderate age value.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	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.

<b>Social Values</b>	
	Level of Significance: <i>High</i>



<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>	The place has high sentimental value for its association with the Sacred Heart Church and community.
<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: <i>High</i>
	The place has high recognition value as a local landmark which is visible to the streetscape and well-known by the local community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Examples of demolished heritage buildings which leave some elements intact as memorials to their previous structures are rare.

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

## 4. Place information

<i>Reference</i>	<i>H062</i>
<i>Address</i>	<i>41 Britannia Street.</i>
<i>Legal description</i>	<i>Lot 3 DP 51283.</i>
<i>Extent of place</i>	<i>1933 Church Façade Remnants.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H063 57 Britannia Street (c.1910)*

*House.*



*Figure 1: House at 57 Britannia Street, Petone.*

## **1. Historical Summary**

Britannia Street in Petone contains a number of the area's oldest residential dwellings, and other civic and religious buildings, and is the only reminder of the failed settlement called 'Britannia' that was established there before eventually being moved to Thorndon in September of 1840.

Little information is available regarding the history of 57 Britannia Street, other than the following additions and alterations:

- 1962 – verandah filled in
- 1982 – general additions and alterations
- 1986 – construction of a double garage

Prominent owners included Samuel R. Johnson, Petone's First Mayor, 1888-1889. He was a member Petone Town Board. He married Elizabeth Riddler (of Riddler's Crescent), a member of one of Petone's oldest families.

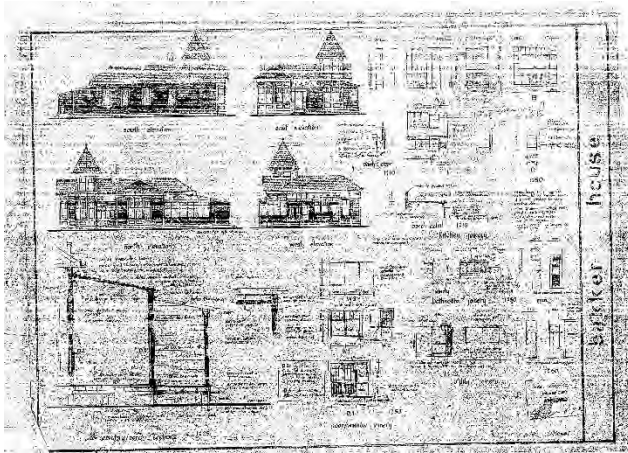


Figure 2: Plans for 57 Britannia Street, 1982.  
Source: HCC Archives.

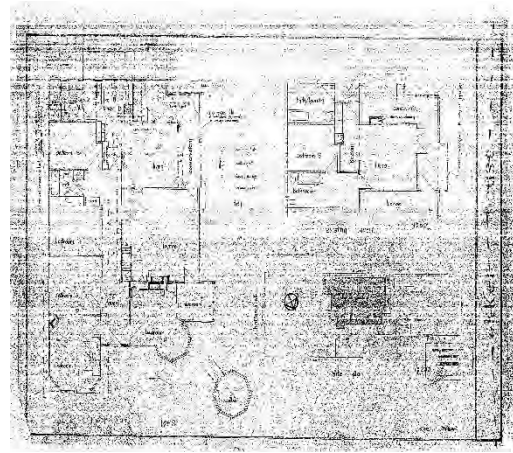


Figure 3: Plans for 57 Britannia Street, 1982.  
Source: HCC Archives.

## 2. Physical Description

### 2.1 Setting – Site Description

The building sits on the western side of Britannia Street, near its intersection with Udy Street to the north. It is set back from the road and partially hidden due to dense vegetation. The surrounding area is residential, commercial, and recreational in nature.

### 2.2 Building or Structures

The single storey house has a rectangular plan with bay window and tower. The house has a central front door leading into a foyer and central corridor. The southern side of the house has four of the five bedrooms in a row with bathroom between 4 and 5 towards the rear of the house. The largest bedroom in the bay window closest to the street, has a corner fireplace. On the north of the main corridor is the second bedroom with a central fireplace that shares its chimney with the main living room, this room also has an octagonal bay window, which is also the base of the turret. The room leads into a small sunroom on the north-east corner of the house also accessed by the living room. The stair to the turret is in the south east corner of the main living room. The second smaller living room is to the west of the main living room and is open to the kitchen and a conservatory on the north west corner of the house. Through the kitchen is the laundry with a second toilet. The laundry has a door to the outside of the house.

The first floor of the house comprises the tower. The house is timber framed with timber weatherboarding and it has a Marseille tile roof.

The house style is Queen Anne and shows typical features of the style including asymmetry of plan and elevation, projecting bracketed gables, a major gable facing the street, multi-paned upper sashes, and a timber framed verandah. The compound roofs of corner tower, gable and hips are also typical. The roof is moderately pitched whereas it was more common for a steep pitch. Decorative mouldings, finials and crestings as well as shingle cladding in gables was also common.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
	Level of Significance: <i>Moderate</i>

<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	The place is likely associated with the construction of residential properties in the late 19th and early 20th 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: <i>Low</i>
	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: <i>Moderate</i>
	The place is associated with Samuel R. Johnson, Petone’s First Mayor (1888-1889).
<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: <i>Moderate</i>
	The place gives us insight into residential building practices in the late 19th and early 20th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>High</i>
	The place has high architectural value for its Queen Anne design elements and craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the integrity of the building appears to be reasonably high.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the exact date of the building cannot be determined, its age value is unknown.
<i>vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the</i>	Level of Significance: <i>High</i>
	The place has no known group value, however it has townscape value as it is visible from the street and the tower acts as a landmark.

<i>heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	
--	--

<b>Social Values</b>	
<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: <i>Low</i>
	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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Turn of the century residential dwellings are common in the area.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	The place is a good example of a Queen Anne styled residential dwelling.

## 4. Place information

<i>Reference</i>	<i>H063</i>
<i>Address</i>	<i>57 Britannia Street.</i>
<i>Legal description</i>	<i>Lot 6 DP 1363.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

### Note:

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H064 Wahine Memorial. (1968)*

*Burdan's Gate.*



*Figure 1: Wahine Memorial at Eastbourne.*

## **1. Historical Summary**

The sinking of the Lyttelton–Wellington ferry Wahine is New Zealand's worst modern maritime disaster. Fifty-one people lost their lives that day, another died several weeks later and a 53rd victim died in 1990 from injuries sustained in the wreck. Would-be rescuers stood helplessly on beaches as the Wahine succumbed to one of the worst storms recorded in New Zealand history. Driven onto Barrett Reef, at the entrance to Wellington Harbour, the ship lost its starboard propeller, and then power to its port engine. The 8,948-ton vessel drifted further into the harbour before listing to starboard. Because of the heavy list, crew could only launch four of the eight lifeboats, and most of the inflatable life rafts flipped in the savage seas.

The Wahine finally capsized at 2.30 p.m. Most deaths occurred on the Eastbourne side of the harbour, where people were driven against sharp rocks by waves. A subsequent court of inquiry found that about 12 people died on the beach after reaching the shore. Although the main cause of the accident was the atrocious weather conditions, the court of inquiry found that some of those on board the ferry and on shore had made errors of judgement.

Many of the survivors and many of the dead ended up along a stretch of coastline on the eastern side of Wellington Harbour, south of Eastbourne, near a place called Burdan's Gate. One of the masts from the Wahine, the foremast, is now a permanent memorial at the beachfront. During the salvage operation both masts were cut off and sold to Sir Len Southward, of Southward Car Museum fame. Years later the masts were restored, with one being placed here. A plaque nearby states that of the 51 people who died on the day, some 49 were along the Eastbourne/Pencarrow coastline.

In and around Wellington there are four prominent memorial sites, each of which contain parts of the Wahine, including at JG Churchill Park in Seatoun; Frank Kitts Park in the inner city; Breaker Bay; and of course Eastbourne.

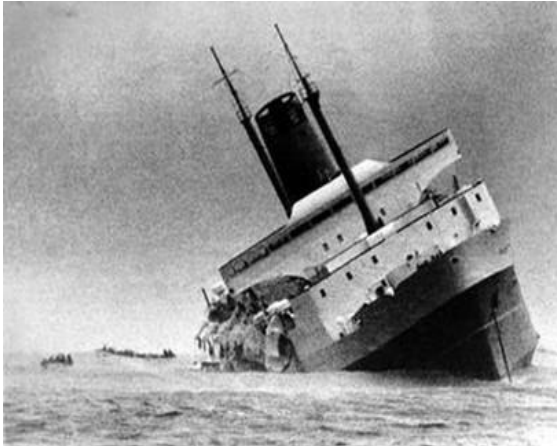


Figure 2: The TEV Wahine lists to one side, 1968.  
Source: ATL, ID: EP-1968-1648a-1a-F.



Figure 3: Chaos ensues as rescue boats come ashore with survivors at Seatoun, 1968.  
Source: Barry Durant.



Figure 4: One of the plaques at the memorial



Figure 4: One of the plaques at the memorial site.

## 2. Physical Description

### 2.1 Setting – Site Description

The memorial is located on Muritai Road, where the road terminates and turns into the Pencarrow Coast track. The memorial is located on the foreshore and is highly visible

### 2.2 Building or Structures

The memorial consists of the foremast of the Wahine, along with several plaques placed around the site and some landscaping and seating to create an area for reflection.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>
------------------------

<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The memorial is associated with the theme of commemoration.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The memorial is associated with the sinking of the Wahine – New Zealand’s worst maritime disaster 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: <i>Moderate</i>
	The memorial is not known to be associated with any notable individuals or organisations but impacted a significant amount of everyday New Zealanders.
<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: <i>High</i>
	The place has high social significance as it provides insight into the social implications and public reaction to the sinking of the vessel.

<b>Physical Values</b>	
<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: <i>Low</i>
	It is unknown if the site the memorial sits on has archaeological significance. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The memorial utilises fragments of the wrecked ship – in this case the foremast – as the main feature of the site, giving it high architectural significance.
<i>iii) 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.</i>	Level of Significance: <i>N/A</i>
	N/A
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The memorial has not been changed since it was erected.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	As the memorial was erected in the mid-20th century, it has no age value.



<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The memorial has group value with four other memorials which use wreckage of the Wahine as the main feature of a memorial in the Wellington region, and it is a prominent feature of the landscape with landmark value as a local icon.

<b>Social Values</b>	
<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: <i>High</i>
	The memorial has exceptional sentimental value as a commemorative marker for those who died in the Wahine disaster.
<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: <i>High</i>
	The place has high recognition value as it is well-known in the local community and contributes to a sense of shared history and identity in the area.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The memorial is one of four in the region which commemorate the Wahine disaster using items of wreckage from the sunken ship

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

#### 4. Place information

<i>Reference</i>	<i>H064</i>
<i>Address</i>	<i>Buridan's Gate.</i>
<i>Legal description</i>	<i>Section 2 SO 438753.</i>
<i>Extent of place</i>	<i>1968 Wahine Mast Memorial and Associated Plaques</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H065 August Cottage. (1860's)*

*103 Coast Road.*



*Figure 1: August Cottage at 103 Coast Road, Wainuiomata.*

## **1. Historical Summary**

Built in the 1860's, this simple gable-end cottage is typical in form and style of many early settlers homes which once stood in the Wainuiomata Valley. The first occupants of the house were John Crowther, a carpenter by trade, his father Thomas, and John's siblings Emma and Fred. The Crowthers were one of the very first families to settle in Wainuiomata. In 1867 John Crowther married and moved out of the cottage. Emma and Fred shifted away in the 1870's. By 1880 the property had been sold out of the Crowther family. The house has a built-in lean-to at the rear and a unique (but possibly not original) 'sawtooth' valance on the front verandah. Two casement windows have been installed on the north side of the house where the chimney once stood. The six-light sashes on the east (rear) elevation date from the buildings erection. The french doors under the front verandah are present in a photo taken in the 1920's, however there is some uncertainty as to whether or not they are an authentic feature.

## **2. Physical Description**

### **2.1 Setting – Site Description**

The cottage is located on the eastern side of Coast Road in Wainuiomata and is easily visible from the street. The surrounding properties are also residential.

### **2.2 Building or Structures**

The cottage is a typical late 19th century structure – single storey, timber framed, with a gable roof clad in corrugated steel and a simple verandah below. Timber framed windows are evident and a lean-to at the rear of the building which may or may not be original.

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the early residential development of the Wainuiomata area in the mid-late 19th 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: <i>Low</i>
	The place is not known to relate to 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: <i>High</i>
	The place is associated with John Crowther and the Crowther family - one of the very first families to settle in Wainuiomata.
<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: <i>Moderate</i>
	The place has moderate social value for its insight to residential building practices and styles in the mid-late 19th century.

<b>Physical Values</b>	
<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: <i>High</i>
	As the building was constructed prior to 1900, it has automatic protection under the HNZPT Act 2014 and therefore likely has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place demonstrates high architectural value for its early design features.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates traditional use of materials and construction practices for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to have had little modification, and therefore has high integrity value.

v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the building was constructed in the mid-19th century, it has exceptional age value in the context of human occupation of the Wellington region.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The place is one of a number of early residential buildings in the Wainuiomata area, and contributes to the streetscape.

<b>Social Values</b>	
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: <i>Low</i>
	The place has no known sentimental value or association with any particular groups or communities.
ii) <i>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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	August Cottage is one of few intact mid-19th century residential dwellings still standing in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H065</i>
<i>Address</i>	<i>103 Coast Road.</i>
<i>Legal description</i>	<i>Lot 3 DP 25757.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H066 202 Coast Road (1860's)*

*Cottage.*



*Figure 1: Cottage at 202 Coast Road, Wainuiomata, 2008.*

## **1. Historical Summary**

This cottage was built for the Collis's, a pioneering Wainuiomata farming family. The Collis family later moved away from Wainuiomata and settled at a place just south of Palmerston North that became known as 'Collisville' due to the large number of Collis's living in the area. Nowadays the town is called 'Longburn'.

The cottage is similar in shape and style to several other houses built around the same time in Wainuiomata. For example, 68 Hine Road and 103 Coast Road. It has a steep gable roof and a built-in lean-to to the rear. The verandah would have initially stretched across the entire frontage of the house. The cylindrical verandah posts are not an authentic feature.

During the 1950's and 1960's the house was modified. Many of the original windows were replaced with modern casements, and an additional room was built onto the north side of the building. There is also a large extension on the east (rear) side of the house. Despite these alterations, the cottage still maintains much of its colonial character.

## **2. Physical Description**

### **2.1 Setting – Site Description**

The cottage is located on the eastern side of Coast Road in Wainuiomata and is hidden from the street due to its setback nature and heavy vegetation surrounding the property. The surrounding area is rural in nature.

## 2.2 Building or Structures

The cottage has a steep gable roof and a built-in lean-to to the rear. The verandah would have initially stretched across the entire frontage of the house. The cylindrical verandah posts are not an authentic feature. During the 1950's and 1960's the house was modified. Many of the original windows were replaced with modern casements, and an additional room was built onto the north side of the building. There is also a large extension on the east (rear) side of the house. Despite these alterations, the cottage still maintains much of its colonial character.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the early residential development of the Wainuiomata area in the mid-late 19th 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: <i>Low</i>
	The place is not known to relate to 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: <i>High</i>
	The place is associated with the Collis family, a pioneering Wainuiomata farming family.
<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: <i>Moderate</i>
	The place has moderate social value for its insight to residential building practices and styles in the mid-late 19th century.

<b>Physical Values</b>	
<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: <i>High</i>
	As the building was constructed prior to 1900, it has automatic protection under the HNZPT Act 2014 and therefore likely has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place demonstrates high architectural value for its early design features.
	Level of Significance: <i>Moderate</i>



<i>iii) 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.</i>	The place demonstrates traditional use of materials and construction practices for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building has high integrity value, despite some modification.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the building was constructed in the mid-19th century, it has exceptional age value in the context of human occupation of the Wellington region
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place is one of a number of early residential buildings in the Wainuiomata area, giving it high group value. The building is not visible from the streetscape.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with 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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	202 Coast Road is one of few intact mid-19th century residential dwellings still standing in the area

<b>Representativeness</b>
---------------------------

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

#### 4. Place information

<i>Reference</i>	<i>H066</i>
<i>Address</i>	<i>202 Coast Road.</i>
<i>Legal description</i>	<i>Lot 4 DP 15751.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H067 Jackson's Farm (1860's)*

*728 Coast Road.*



*Figure 1: Jacksons' Farm Cottage at 728 Coast Road, Wainuiomata, 2008.*

## **1. Historical Summary**

The original owners of this farm property were the 'Grace' family, who came out to New Zealand from England in the early 1850's. Mount Grace in the Rimutaka Range, was named after this pioneering family. The farm is still owned and run by the same family. Jackson's farm is what remains of the initial 2000-acre block of land purchased by the Grace's in 1853. According to local history, each new generation built their own house on the property. The first dwelling (which no longer exists) was badly damaged in the 1855 earthquake. Evidence suggests that this small 'saltbox' style cottage was the second dwelling to be built by the Grace's, probably in the early 1860's. The front elevation is symmetrical about the central doorway, which is flanked by double-hung sash windows. A plain verandah runs across the front of the cottage. The chimney on the north end of the house is probably original.

## **2. Physical Description**

### **2.1 Setting – Site Description**

The cottage is located on the western side of Coast Road in rural Wainuiomata and is partially visible from the street. The buildings belonging to the farm are set back a considerable distance from the main road. The surrounding properties are rural in nature.

### **2.2 Building or Structures**

The cottage is a typical late 19th century structure – single storey, timber framed, with a gable roof clad in corrugated steel and a simple verandah below. It is described as a 'saltbox' style cottage - named after commonly used wooden salt containers, and was likely the second dwelling to be built by the Grace's on the property, probably in the early 1860's. The front elevation is symmetrical about the central doorway, which is flanked by double-hung

sash windows. A plain verandah runs across the front of the cottage. The chimney on the north end of the house is probably original.

### 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the early residential development of the Wainuiomata area in the mid-19th 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: <i>Low</i>
	The place is not known to relate to 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: <i>High</i>
	The place is associated with the Grace family - one of the very first families to settle in Wainuiomata. Jackson's farm, where the cottage is located, is what remains of the initial 2000-acre block of land purchased by the Grace's in 1853 and is still run by the family today.
<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: <i>Moderate</i>
	The place has moderate social value for its insight to residential building practices and rural lifestyles in the mid-19th century.

<b>Physical Values</b>	
<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: <i>High</i>
	As the building was constructed prior to 1900, it has automatic protection under the HNZPT Act 2014 and therefore likely has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place demonstrates high architectural value for its early design features.
<i>iii) Technological - the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates traditional use of materials and construction practices for the time period.

<i>construction or design; and/or contains unusual construction materials.</i>	
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to have had little modification, and therefore has high integrity value.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the building was constructed in the mid-19th century, it has exceptional age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place is one of a number of early residential buildings in the Wainuiomata area.

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value to the Grace family, who have owned and farmed the land since they bought a 2000-acre section in 1853.
<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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The cottage is one of few intact mid-19th century residential dwellings still standing in the area.

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

## 4. Place information

<i>Reference</i>	<i>H067</i>
<i>Address</i>	<i>728 Coast Road.</i>
<i>Legal description</i>	<i>Pt Sec 15 Wainuiomata Dist</i>
<i>Extent of place</i>	<i>1860's Cottage</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H068 Paiaka Wreck (1906)*

*Fitzroy Bay.*



*Figure 1: Paiaka Wreck at Fitzroy Bay, beside the foreshore track.*

Source: <https://www.musicofsound.co.nz/blog/wreck-of-the-paiaka-monochrome>.

## **1. Historical Summary**

The SS Paiaka was a small iron-hulled steamer, little larger than a good-sized launch. The official statistics state that the vessel was "an iron screw steamer, 14 tons gross and 10 tons net register, built at Wellington in 1881 by Mr David Robertson. Length 46.7 feet, beam 8.7 feet, depth 5 feet, engines 10 horsepower. Owned by Mr E. Seagar, of Wellington". The Paiaka was wrecked in Fitzroy Bay in a severe storm on 9th July 1906 in full view of the lighthouse keepers at Pencarrow Head Lighthouse. Fortunately there was no loss of life. The hull of the vessel lay buried in the deep shingle of the beach at Fitzroy Bay until 1987 when the Eastbourne Historical Society arranged for it to be excavated. The severely-rusted hull now sits alongside the coastal 4 wheel drive road just above the beach, and there is a nearby plaque placed by the Eastbourne Historical Society with information about it.



Figure 2: Excavation of the Paiaka wreck, 1987.  
Source: [www.geocaching.com/geocache/GC2R34K\\_ss-paiaka-wellington](http://www.geocaching.com/geocache/GC2R34K_ss-paiaka-wellington).



Figure 3: Commemorative plaque for the wreck  
Source: [www.geocaching.com/geocache/GC2R34K\\_ss-paiaka-wellington](http://www.geocaching.com/geocache/GC2R34K_ss-paiaka-wellington)

## 2. Physical Description

### 2.1 Setting – Site Description

The wreck sits on the foreshore of the northern end of Fitzroy Bay, in the East Harbour Regional Park. The place is not accessible by car, only by foot or bicycle along a foreshore track.

### 2.2 Building or Structures

Only the steel skeleton of the ship remains, severely rusted

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The wreck is associated with the popular theme of late 19th century maritime activity 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: <i>Low</i>
	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: <i>Low</i>
	The place is not known to be associated with any notable individuals or groups.
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: <i>High</i>
	The place contributes to our understanding of everyday experiences from the past with regard to maritime activities, and gives us an understanding of the culture and life of the



	Wellington region as it relates to the ocean generally.
--	---

<b>Physical Values</b>	
<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: <i>High</i>
	The wreck is recorded on ArchSite (R28/42), 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: N/A
	N/A
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place has high technological significance for its insight into ship building methods and materials at the time.
<i>iv) 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.</i>	Level of Significance: N/A
	N/A
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As a pre-1900 structure, the wreck has high age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The wreck has group value as one of a number of recorded shipwrecks along the Wellington coastline – albeit one of the few which are visible from land, and townscape value as a landmark.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with any particular groups or communities.
	Level of Significance: <i>High</i>

<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>	The place is well known by the local community for its heritage values and also has landmark value as a local icon.
---	---

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The Paiaka wreck has exceptional rarity value as one of – if not the only – land-visible shipwreck in the region

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

#### 4. Place information

<i>Reference</i>	<i>H068</i>
<i>Address</i>	<i>Fitzroy Bay</i>
<i>Legal description</i>	<i>N/A</i>
<i>Extent of place</i>	<i>1906 Wreck.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H069 722 High Street, Epuni (1899)*

*Anson House.*



*Figure 1: Anson House.*

## **1. Historical Summary**

This large late-Victorian house was built in 1899 for W.G. Foster, the second Mayor of Lower Hutt (1898- 1900). Neither the architect nor the builder is known.

In 1906 the property was purchased by Dr. G.E. Anson, the first Medical Officer for the AMP Society.

Originally known as "Rawhiti", the homestead was part of an extensive estate, which Anson subdivided. In 1930 Anson created two new streets. One was named Trinity Avenue after Trinity College, Cambridge; and the other Green Street, from his wife's maiden name.

The Anson family sold "Rawhiti" in 1945. The house is a scaled up version of the Bay Villa, with several features emphasised and enlarged. The heavy flying gable over the two storey bay window, for example, gives weighted visual interest to one side of the main facade. This is an over-elaboration of a traditional Bay Villa feature.

The main entrance is also scaled up from a more modest domestic archetype. The Italianate balcony and verandah are carried on slender posts with curved fretwork valances running in between. The gable ends are half timbered and supported by large brackets. A large area of marble flooring features in the entrance foyer. Set into the ceiling, 25 feet above the entrance foyer and main staircase, are stained glass skylights.



Figure 2: Anson House, date unknown.  
Source: 1994 HCC Heritage Inventory.

## 2. Physical Description

### 2.1 Setting – Site Description

The building occupies a large site set back from the corner of High Street and Trinity Avenue in Boulcott. The property is closely hemmed in on all other sides by other residential properties which are all of modern design and construction. The site is bordered by vegetation around its perimeter to give it some privacy from its neighbours. Access to the site is from Trinity Ave. The front of the site has been concreted to provide carparking facilities and a small greenhouse has been constructed in the southernmost corner of the site.

### 2.2 Building or Structures

The building comprises a large two storeyed timber framed structure with a corrugated roof designed in an embellished Bay Villa style. The exterior of the house features Queen Anne half-timbering above its weatherboard cladding and extensive fretwork to the porch at its primary façade. Other features include detailed eaves brackets, timber framed windows, and tapered gables protruding from the main block of the building.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of large-scale residential properties in the late 19th and early 20th century.
	Level of Significance: <i>Low</i>

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	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: <i>Moderate</i>
	The place is associated with W.G. Foster - the second Mayor of Lower Hutt, and Dr. G.E. Anson, the first Medical Officer for the AMP Society.
<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: <i>Moderate</i>
	The place gives us insight into residential building practices in the late 19th and early 20th century.

<b>Physical Values</b>	
<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: <i>High</i>
	Although there is no recorded archaeological site recorded on the property according to ArchSite, the place has automatic protection under the HNZPT Act 2014 as a place known to have been occupied by humans prior to 1900. The place 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: <i>High</i>
	The place has high architectural value for its ornate Queen Anne features which show a high level of craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time, however a high level of craftsmanship is evident, giving the place high technological value overall.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The place appears virtually unchanged since construction.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the place was constructed in the late 19th century, it has high age value in the context of human occupation of the Wellington region.
	Level of Significance: <i>Moderate</i>

<i>vi) 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.</i>	The place has some group value as one of a number of large-scale late 19th century residences built in the area, but has no townscape value as the place is not visible from the street.
---	--

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with 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: <i>Moderate</i>
	The place has moderate recognition value as a place known by the local community for its historic heritage values.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Large-scale intact residential homesteads are rare in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H069</i>
<i>Address</i>	<i>722 High Street, Boulcott</i>
<i>Legal description</i>	<i>Lot 4 DP 78049.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's*

*heritage values and may not capture all aspects of heritage significance. 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.*

# *H070 68 Hine Road (1870)*

*Sinclair House.*



*Figure 1: Sinclair House at 68 Hine Road, Wainuiomata.*

## **1. Historical Summary**

This cottage was built by Hugh Sinclair, for his sister Isabelle, in 1870. The Sinclair family were among the earliest European settlers in the Wainuiomata valley. Isabelle Sinclair ran the dairy on the family farm. She lived in this house until her death in 1882, at which time she was the last remaining member of the Sinclair family living in Wainuiomata. The other members of the family had moved away from Wainuiomata in the late 1870's, when the Wellington City Council purchased the bulk of their land for Waterworks Reserve. At the turn of the century the house was used as a holiday bach by one of Premier Richard Seddon's daughters.

The first official kindergarten in Wainuiomata also operated from the house in the 1940's. The house is now a private residence. This plain gable-end farm cottage still maintains many of its original features. For example, the small six-light windows on the north-west elevation, and the uniquely ornamented bargeboards on the gable ends. At some point the front verandah has been filled in. The modern casement windows on the street facade are not entirely appropriate for the cottage's age and character.





Figure 2: Members of the Sinclair Family, undated.  
Source: Wainuiomata Historic Museum.



Figure 3: Members of the Sinclair Family, undated.  
Source: Wainuiomata Historic Museum.

## 2. Physical Description

### 2.1 Setting – Site Description

The building is located on the southern side of Hine Road in Wainuiomata and is hidden from the street due to dense vegetation at the property's edge. The surrounding properties are also residential in nature.

### 2.2 Building or Structures

The building is a traditional mid-late 19th century structure – a timber framed, plain gable-end farm cottage which still maintains many of its original features. For example, the small six-light windows on the north-west elevation, and the uniquely ornamented bargeboards on the gable ends. At some point the front verandah has been filled in. The modern casement windows on the street facade are not entirely appropriate for the cottage's age and character.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The place is associated with the early residential development of the Wainuiomata area in the mid-late 19th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	The place is not known to relate to any particular historic event.
	Level of Significance: <i>High</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>	The place is associated with the Sinclair family - one of the very first families to settle in Wainuiomata.
<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: <i>Moderate</i>
	The place has moderate social value for its insight to residential building practices and styles in the mid-late 19th century.

<b>Physical Values</b>	
<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: <i>High</i>
	As the building was constructed prior to 1900, it has automatic protection under the HNZPT Act 2014 and therefore likely has high archaeological value. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place demonstrates high architectural value for its early design features.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates traditional use of materials and construction practices for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to have had little modification, and therefore has high integrity value.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the building was constructed in the mid-19th century, it has exceptional age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place is one of a number of early residential buildings in the Wainuiomata area.

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value to the Sinclair family, who constructed the building, and owned the property for a long period of time.
<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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Sinclair House is one of few intact mid-19th century residential dwellings still standing in the area.

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

#### **4. Place information**

<i>Reference</i>	<i>H070</i>
<i>Address</i>	<i>68 Hine Road.</i>
<i>Legal description</i>	<i>Lot 3 DP 20657</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H071 83-85 Hutt Road (1905)*

*Alfred Coles House.*



*Figure 1: Alfred Coles House, 83-85 Hutt Road.*

## **1. Historical Summary**

Little information is available regarding the construction and history of the homestead, other than the fact that it was built for Alfred Coles in 1905. Alfred Coles was a Petone businessman. A brief glance at the Alexander Turnbull Library website 'Papers Past' reveals that in the early twentieth century he nominated others and was himself nominated to stand for election to Petone Borough Council, and in September 1908 he was one of the initiators of the Petone Commercial Club, being elected one of the two first vice-presidents.

The homestead was bought by the Settlers Motel in 1988, and units were constructed around the homestead which were intended to 'mimic' its historic style. The ground floor of the homestead was used as a restaurant and top floor was used as managers accommodation.

## **2. Physical Description**

### **2.1 Setting – Site Description**

The building sits on the western side of Hutt Road in Petone and is part of a Motel complex which surrounds it. The surrounding properties are mostly residential, though there are also some commercial enterprises.

### **2.2 Building or Structures**

The building was designed in the 'Stick' style – a late-19th-century architectural style, transitional between the Carpenter Gothic style of the mid-19th century, and the Queen Anne style that it had evolved into by the 1890s. It is named after its use of linear "stickwork" on the outside walls to mimic an exposed half-timbered frame. The most distinctive feature of the Alfred Coles house are the flat boards laid over the weatherboards on the exterior to

suggest framing and bracing. The house also has a tall chimney, bay windows, a projecting gable, eave brackets, and wide verandahs and balconies. Leadlight panels surround the entrance door.

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the early residential development of the Petone 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.</i>	Level of Significance: <i>Low</i>
	The place is not known to relate to 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: <i>High</i>
	The place is associated with Alfred Coles – a prominent businessman and well-known personality in the area at the time.
<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: <i>Moderate</i>
	The place has moderate social value for its insight to residential building practices and styles in the mid-late 19th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place demonstrates high architectural value for its 'stick' style design features.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates traditional use of materials and construction practices for the time period, and demonstrates a high level of craftsmanship.
	Level of Significance: <i>High</i>

<i>iv) 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.</i>	The building appears to have had little modification, and therefore has high integrity value.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the building was constructed in the early 20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place is one of a number of early residential buildings in the Petone area, contributes to the heritage values of the surrounding streetscape, and has landmark value.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with 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: <i>Moderate</i>
	: The place has moderate recognition value as a local landmark which is well-known by the local community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The Alfred Coles House is one of few intact large-scale early 20th century residential dwellings still standing in the area.

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

## 4. Place information

<i>Reference</i>	<i>H071</i>
<i>Address</i>	<i>83-85 Hutt Road</i>
<i>Legal description</i>	<i>Pt Lots 3 &amp; 4 DP 702.</i>
<i>Extent of place</i>	<i>1905 Alfred Coles Homestead.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H072 Korokoro Stream Dams (1903/1904)*

*Korokoro, Belmont Park.*



*Figure 1: Korokoro Dam in Belmont Park.*

*Source: JontyNZ.*

## **1. Historical Summary**

In the 1890s and early 1900s the Petone Borough Council explored establishing a water supply system sufficient in quality and quantity to meet the household, sanitary and firefighting demands of the local population. The Petone Borough Council determined to proceed with tapping into the Korokoro Stream as their water source after numerous engineering reports and an aborted collaboration with Hutt Borough Council using the Belmont Stream. However, the Wellington Woollen Mill Manufacturing Company, whose mill was located near the stream mouth, took legal action against the Council over riparian rights. After several years the Council eventually succeeded in initiating a waterworks scheme, including constructing the Korokoro Dam, but had to compensate the mill by constructing a dam downstream for them too. Both dams were decommissioned by the late 20th century. The woollen mill was demolished in the early 1970s. The dams provide points of historic interest in the Belmont Regional Park, created in 1989.

The upper and lower Korokoro Stream Dams were completed in December 1903 and June 1904 respectively. These are relatively small dams, the Korokoro Dam being eight metres (m) high and the mill's former dam is six metres high. Each has an uncontrolled chute spillway, with the Korokoro Dam's being curved and stepped. The first in a series of early 20th century mass concrete gravity dams, the Korokoro Stream Dams have a high level of original integrity compared with other contemporary dams of this type.

As New Zealand's first mass concrete gravity dams, the Korokoro Stream Dams have special engineering significance, marking an important transition in dam technology and construction. The Korokoro Stream Dams were designed by, and constructed under the



supervision of, notable engineer Samuel Jickell, who pioneered New Zealand mass concrete dam construction and later was the foundation President of the Institute of Local Government Engineers of New Zealand.



Figure 2: Foundation stone for the Petone Waterwork. (the Korokoro Dam and reservoir), 1903. Source: ATL, ID: APG-0072-1-2-G.



Figure 3: The Korokoro Dam, 1912. Source: ATL, ID: APG-0133-1-2-G.

## 2. Physical Description

### 2.1 Setting – Site Description

The Korokoro Stream Dams are located in Belmont Regional Park, which can be accessed from Maungaraki Road in Korokoro which has a carpark available for those wanting to complete the loop track. The dam itself is located approximately 500 metres north of the carpark.

### 2.2 Building or Structures

The Korokoro Stream Dams consists of two separate structures - the Korokoro Dam, a 1903 public waterworks structure; and downstream the Wellington Woollen Manufacturing Company Dam (1904), which provided water for their mill's manufacturing processes – collectively known as the Korokoro Stream Dams. The upper and lower Korokoro Stream Dams were completed in December 1903 and June 1904 respectively. These are relatively small dams, the Korokoro Dam being eight metres (m) high and the mill's former dam is six m high. Each has an uncontrolled chute spillway, with the Korokoro Dam's being curved and stepped.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The dams are associated with the theme of early 20th century industrial activity in the area.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	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: <i>High</i>
	The place is associated with notable engineer Samuel Jickell, who pioneered New Zealand mass concrete dam construction and later was the foundation President of the Institute of Local Government Engineers of New Zealand.
<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: <i>High</i>
	The place contributes to our understanding of everyday experiences from the past with regard to industrial activities, and gives us an understanding of the culture and life of the Wellington region as it relates to rivers generally.

<b>Physical Values</b>	
<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: <i>High</i>
	The site is recorded on ArchSite (R27/248), described as: Concrete weir and spillway built across stream. Built late 1880s to provide water for Wellington Woollen Manufacturing Mill. The place 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: <i>N/A</i>
	<i>N/A</i>
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place has exceptional technological significance as New Zealand's first mass concrete gravity dams, with special engineering significance which mark an important transition in dam technology and construction.
	Level of Significance: <i>High</i>

<i>iv) 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.</i>	According to the IPENZ Heritage Register, the Korokoro Stream Dams have a high level of authenticity compared with other contemporary dams of this type.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century structure, the dams have moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The dams have group value as one of a number of historic dams in the region, and is known by the local community as a landmark.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with 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: <i>High</i>
	The place is well known by the local community for its heritage values and also has landmark value and a local icon.

<b>Rarity.</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The Korokoro Stream Dams have high rarity value as New Zealand's first mass concrete gravity dams.

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

#### 4. Place information

<i>Reference</i>	<i>H072</i>
------------------	-------------

<i>Address</i>	<i>Korokoro, Belmont Park.</i>
<i>Legal description</i>	<i>Pt Sec 3 Maungaraki Village</i>
<i>Extent of place</i>	<i>1903/1904 Concrete Dams &amp; Associated Structures.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H073 1 Maungaraki Road (1906)*

*Cottage.*



*Figure 1: Cottage at 1 Maungaraki Road, Korokoro.*

## **1. Historical Summary**

The house site is historically significant because that is the area where Te Ati Awa leaders Honiana te Puni-kokopu and Te Kakapi-o-te-rangi Te Wharepouri settled from around 1835. Some of the Maori who owned this block of land in 1897, such as Henare and Honiana te Puni, were their descendants. Ani Paaka was a Te Ati Awa woman of mana, the daughter of Robert Park, a New Zealand government surveyor, and his wife, Terenui, daughter of a Ngati Ruanui chief and niece of renowned warrior Titokowaru.

Very little is known about the construction and history of the house at 1 Maungaraki Road, but it was likely to have been built in 1907-1908 by one of the first European owners of the land (it was previously owned by Potaka Taniwha as part of a Native Land Court Subdivision order, and was subsequently sold to Harry Kinder in 1906). The cottage is representative of a typical early twentieth century worker class dwelling and was among the earliest to be built at the Maungaraki settlement, which did not open up until 1901.

In 1960, owner Mary Fleet removed the original front veranda and replaced it with a front porch containing one entrance door and one window. At a later, unknown time (possibly after the cross-lease plan was finalised in 1989), the veranda was restored.

## 2. Physical Description

### 2.1 Setting – Site Description

The cottage is located on the western side of Maungaraki Road, on the steep hillsides of the Belmont suburb. The building is highly visible from the street, and the surrounding properties are residential and educational

### 2.2 Building or Structures

The building is a typical late 19th – early 20th century workers cottage, single storied and timber framed, with a hipped roof clad in corrugated iron, a projecting bay to one side, timber framed doors and windows, and a verandah with ornate fretwork.

## 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	The place is associated with the early residential development of the Belmont area in the late 19th and early 20th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	The place is not known to relate to 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: <i>Moderate</i>
	The land on which the house sits was associated with prominent Te Ati Awa leaders and their descendants.
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: <i>Moderate</i>
	The place has moderate social value for its insight to residential building practices and styles in the early 20th century.

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: <i>Low</i>
	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: <i>High</i>
	The place demonstrates high architectural value for its colonial design features.
	Level of Significance: <i>Moderate</i>

<i>iii) 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.</i>	The place demonstrates traditional use of materials and construction practices for the time period.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to have had little modification, and therefore has high integrity value.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the building was constructed in the early 20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place is one of a number of early residential buildings in the area, and has landmark value.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with 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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	1 Maungaraki Road is one of a number of early 20th century residential dwellings still standing in the area.

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

#### **4. Place information**

<i>Reference</i>	<i>H073</i>
<i>Address</i>	<i>1 Maungaraki Road</i>
<i>Legal description</i>	<i>Lot 2 DP 29729</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# H074 19 Myrtle Street (1903)

House.



Figure 1: Residence at 19 Myrtle Street.

## 1. Historical Summary

This large house was built in 1903 for Joseph Wagg, a wealthy businessman. Neither the architect nor the builder is known. In 1912, the property was purchased by Edwin Hill, who along with his brother and father, ran the well-known business Charles Hill and Sons, hatters, hosiers and gentleman's mercers.

For many years during the Hill family's occupation, the house was surrounded by a huge garden. This was later subdivided for housing and roading purposes. Edwin Hill sold the property in the 1950s. The new owners turned the dwelling into a boarding house. It continued to operate as a boarding house under varied ownership for 25 years.

In 1981 the house became the Burlington Restaurant. The current owners, who bought the property in 1976, decided to reconvert the house into their family home in 1988.

The house is an eclectic combination of Victorian and Edwardian styling. Its' complex mixture of features which include flying gables, bay windows, verandahs, turrets and half-timbered gable ends, are typical of the Queen Anne style. In 1988-89, the house was restored. Old photographs of the house were used to ensure that alterations were in keeping with the dwelling's original character. A new turret was constructed to replace the original, which had been removed some years before. The interior features some very ornate Victorian detailing. Heart rimu, matai and totara finishing trim, previously covered in layers of paint, was stripped back to expose the natural timber.

## 2. Physical Description

### 2.1 Setting – Site Description

The building occupies a large corner site on Myrtle Street where it sits next to the Hutt Old Boys Marist Rugby Club and reserve to the east, and is otherwise surrounded by residential properties. The property features dense vegetation to the eastern side and the northern boundary to provide some privacy from the main road.

### 2.2 Building or Structures

The building is a large two storey timber framed structure which features Queen Anne style architectural elements, including flying gables, bay windows, verandahs, turrets and half-timbered gable ends. The building also features finials to its gables, timber framed windows, and a large porch to its western elevation.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the early residential development of the Petone 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.</i>	Level of Significance: <i>Low</i>
	The place is not known to relate to 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: <i>Moderate</i>
	The place is associated with Joseph Wagg and Edwin Hill – prominent businessmen and well-known personalities in the area at the time.
<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: <i>Moderate</i>
	The place has moderate social value for its insight to residential building practices and styles in the early 20th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is unknown. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place demonstrates high architectural value for its eclectic combination of Victorian

	and Edwardian design features with high levels of craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates traditional use of materials and construction practices for the time period, and demonstrates a high level of craftsmanship.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building, despite some modification, appears to be highly authentic.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the building was constructed in the early 20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place is one of a number of early residential buildings in the Petone area, contributes to the heritage values of the surrounding streetscape, and has landmark value.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with 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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	19 Myrtle Street is one of few intact large-scale early 20th century residential dwellings still standing in the area.

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

#### **4. Place information**

<i>Reference</i>	<i>H074</i>
<i>Address</i>	<i>19 Myrtle Street</i>
<i>Legal description</i>	<i>Lot 1 DP 439826</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H075 Wesley Methodist Church (1883)*

*42 Nelson Street.*



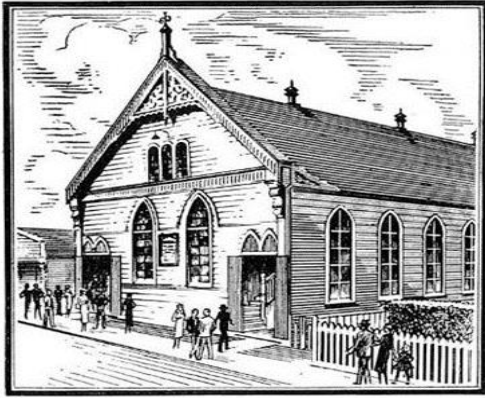
*Figure 1: Wesley Methodist Church, converted into apartments in 2017, at 42 Nelson Street, Petone.*

## **1. Historical Summary**

The church was built in 1883 by volunteer labour on land donated by Edwin Jackson, an English settler and pivotal figure in the early development of the European settlement at Petone.

From 1888, the building went through a series of alterations and extensions and a pipe organ was installed in 1915. The church was deemed earthquake-prone in 2013 and its final service was held on 8 December of that year. At that time, it was known as the Petone Multicultural Methodist Church, with Tongan and Samoan residents a significant part of the congregation.

In 2017 the church was rebuilt, its exterior restored and now accommodating three two-level apartments. While the exterior has been faithfully reproduced, thanks partly to drafting plans from images from the Methodist Church's archives, the interior is 21st century, with touches like tongue and groove ceilings and the restored stained glass windows tying the architectural periods together. Removing wall cladding and linings revealed extensive rot. From the totara piles up, only the roof trusses could be saved. Even the windows were unsalvageable, fixed to the building's framing making them impossible to remove intact.



WESLEY CHURCH, PETONE.

Figure 2: Drawing of the Wesley Methodist Church in Petone.  
Source: *Petone's First 100 Years*.



Figure 3: The Wesley Methodist Church in Petone, 1933.  
Source: PAColl-5927-44.



Figure 4: The converted Wesley Methodist Church.  
Source: Moore Architecture.



Figure 5: The converted Wesley Methodist Church.  
Source: Moore Architecture.

## 2. Physical Description

### 2.1 Setting – Site Description

The church sits on the eastern side of Nelson Street in Petone. Only the western elevation of the building is visible from the streetscape. The surrounding properties are a mix of residential and commercial buildings.

### 2.2 Building or Structures

The church forms a simple gabled structure which faces east onto Nelson Street. The steeply pitched roof is clad in corrugated steel. Decorative bargeboards and a finial, with ornate detail to the gable end, are also in evidence. A tripartite arched window sits above two larger arched windows to the street facing elevation. Two sets of doors, both with a double arched entranceway, are also visible on the street facing elevation. These have since been infilled.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The church is associated with the pattern of late 19th century church construction as part of the settlement of the area.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	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: <i>Moderate</i>
	The place is associated with the Wesleyan 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: <i>High</i>
	The place contributes to our understanding of the settlement of the Wellington region and religious practices at the time.

<b>Physical Values</b>	
<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: <i>High</i>
	The church is recorded on ArchSite (R27/609), and has high archaeological value as a pre-1900 place of human occupation.
<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: <i>High</i>
	The place has high architectural value for its pre-1900 simplistic design features, paired with some ornate design work which has a high level of craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of standard construction methods and materials for the time, giving it moderate technological value.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite the recent conversion into apartments, the external façade of the building appears to have retained the majority of its heritage fabric.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As a pre-1900 structure, the church has high age value in the context of human occupation of the Wellington region.

<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place has high townscape value as it is very visible from the street and is known as a local landmark.

<b>Social Values</b>	
<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: <i>High</i>
	The place has moderate sentiment value for its historic spiritual and religious associations.
<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: <i>High</i>
	The place is well known by the local community and has landmark value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Pre-1900 intact churches are uncommon in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H075</i>
<i>Address</i>	<i>42 Nelson Street.</i>
<i>Legal description</i>	<i>Lot 1 DP 531518.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H076 Drill Hall (1883)*

*Cnr. Nelson St & Udy Street.*



*Figure 1: The Petone Drill Hall.*

## **1. Historical Summary**

The Petone Drill Hall was built in 1883, during a time of pervasive fear concerning the expansion of Russian forces in the South Pacific. The Crown took over the property in 1996 for defence purposes, and since then the Hall has been used by the Air Training Corps. Ironically, Petone Drill Hall has reverted to the use for which it was originally intended: defence.

Contemporary photographs reveal that a substantial lean-to was added to each side of the building at an unknown time. During the 1960s, the current owner of the site, Valley Fibrous Plaster Company Limited, applied for a building permits to construct a drying shed, a mezzanine floor, and a new storage building. It is possible that the additions to Petone Drill Hall were made around this time.

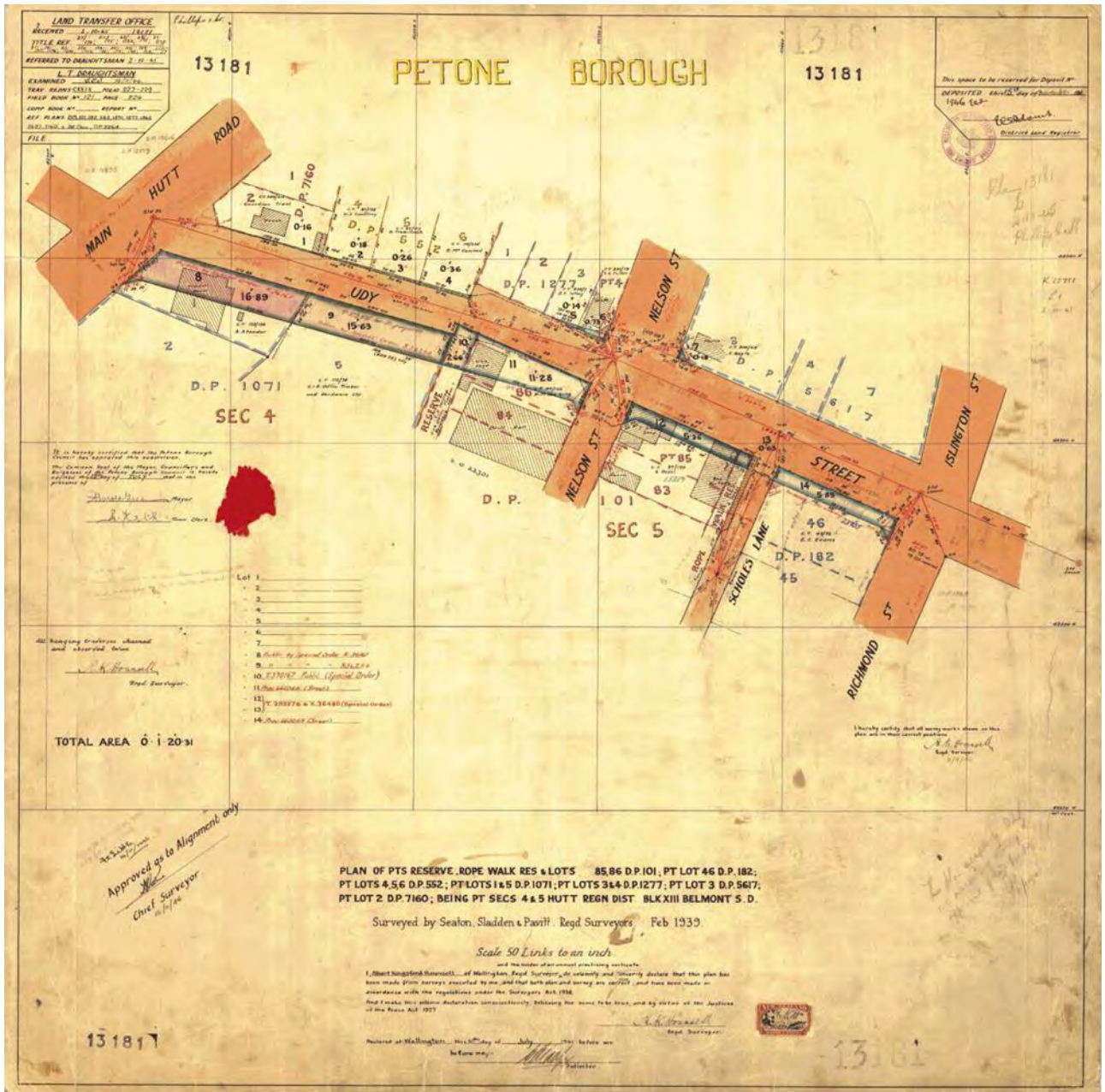


Figure 2: 1939 Survey Plan of the site, clearly showing the Drill Hall.  
Source: LINZ: DP-13181.

## 2. Physical Description

### 2.1 Setting – Site Description

The building sits on the western side of Nelson Street in Petone at the intersection with Udy Street. The surrounding properties are a mixture of residential and commercial in nature. The building is highly visible as it sits at the corner of the street.

### 2.2 Building or Structures

The building is a large, rectangular hall with a gable at each end and a flagpole at the peak fronting the road. The wall fronting the road also has a wide, heavy wooden door at the centre. The windows are high, narrow and rectangular, letting in light but allowing for privacy. On the end with the flagpole, a similarly-shaped louvred window near the peak of the gable lets in air. By contrast, the lean-tos that were possibly built on each side of the hall in the 1960s have modern casement windows.

### 3. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The place is associated with the construction of defence structures in the late 19th century following the expansion of Russian forces.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The place is associated with the 'Russian Scare' in the 1880's which grew out of Anglo-Russian rivalry in Afghanistan and led to the building of major fortifications to protect New Zealand's coastal cities.
<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: <i>Moderate</i>
	The place is associated with the Petone Naval Artillery Defence Volunteers.
<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: <i>Moderate</i>
	The place gives us insight into defence strategies and building regimes in the late 19th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite, however as a pre-1900 place known to have been occupied by humans, it is automatically afforded protection under the HNZPT Act 2014.
<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: <i>Moderate</i>
	The place has moderate architectural value for its simplistic design elements.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important</i>	Level of Significance: <i>Low</i>
	Without original plans or historic images, the integrity value of the building is unknown.

<i>modifications and/or additions from later periods.</i>	
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As a late 19th century building, the place has high age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has no known group value; however it has moderate townscape value as it is visible from the street.

<b>Social Values</b>	
<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: <i>Moderate</i>
	The place has moderate sentimental value to previous members of the Petone Naval Artillery Defence Volunteers.
<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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place has high rarity value as an intact pre-1900 defence structure.

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

#### 4. Place information

<i>Reference</i>	<i>H076</i>
<i>Address</i>	<i>Cnr. Nelson St &amp; Udy Street.</i>
<i>Legal description</i>	<i>Sec 1 SO 37671</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>

<i>HNZPT List</i>	<i>Not Listed</i>
-------------------	-------------------

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place’s heritage values and may not capture all aspects of heritage significance. 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.*

# H077 'Taumata' (1916)

38 Rakeiora Grove.



Figure 1: Dwelling at 38 Rakeiora Grove, originally known as 'Taumata'.

## 1. Historical Summary

Korokoro and Maungaraki were set up by the Liberal government in the early 1900s, under its village settlement scheme. But they remained quite small until the 1960s, when the Lower Hutt City Council developed Maungaraki for private housing. In 1882 'six (6) acres and four (4) perches more or less, being the subdivision number Eleven (11) of the section numbered three (3) on the plan of Hutt District' was granted under the New Zealand Native Reserves Act 1856 and the Native Reserves Amendment Act 1862 to Manihera Matangi, Taare Waitara, Ripeka Ihaka of Petone, and Komene Paipa of New Plymouth 'as Tenants in Common with equal shares.

In 1912, part of the land (1 acre 1 rood 7.6 perches) was sold to Rebecca Love, wife of Hapi Love of Petone, farmer. Ripeka (Rebecca) Wharawhara Love was related to Te Ati Awa chiefs who had mana over Wellington region. She was born Ripeka Matene (Rebecca Martin) in 1882. Her marriage to Wi Hapi Love, a farmer, in 1897, linked the most prominent Te Ati Awa families. Over 2,000 people attended their wedding.

Ripeka and Hapi had ten children, three of whom died in infancy. They had shares in many blocks of land around Wellington and the Hutt Valley and also in Taranaki and Marlborough Sounds. After buying the property at Korokoro in 1912 and building their substantial home called 'Taumata', they dedicated their lives to service and leadership. Committed Anglicans, they held services for the people of Petone and Waiwhetu at 'Taumata'. They also opened the house to Māori on every significant occasion in their tradition of chiefly hospitality. 'Taumata' was stylishly furnished. There were no servants – family members performed household tasks voluntarily.

Ripeka provided outstanding leadership in welfare and, during the First and Second World Wars, patriotic work. In 1919 she was appointed OBE.

Ripeka and some of her relatives gave a piece of land in the Hutt Valley called Puke Ariki for Te Ati Awa gatherings, on which the meeting house Te Tatau-o-te-Po was built. It opened in 1933. Ripeka and Hapi Love were strong supporters of the Ngati Poneke Club. Hapi died in 1952, and Ripeka in 1953.



Figure 2: 'Taumata' Residence, 1915.  
Source: ATL, ID: PA1-q-102-053-1.

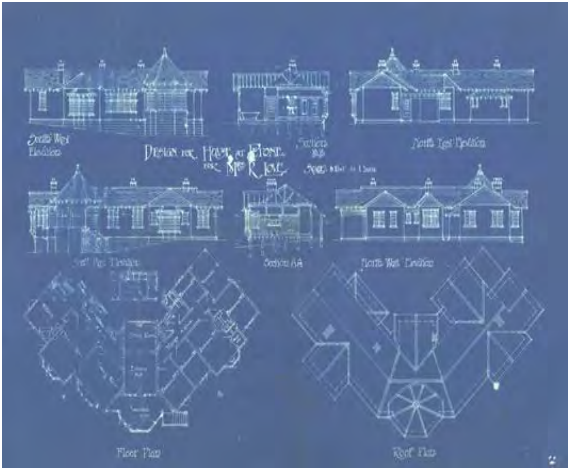


Figure 3: Plans and elevations for 'Taumata', undated. Source: HCC Property Files.



Figure 4: 38 Rakeiora Grove today.  
Source: Tommy's Real Estate.



## 2. Physical Description

### 2.1 Setting – Site Description

The building sits high on the hillside in the Belmont area, and commands panoramic views of the Wellington Harbour. The surrounding area is entirely residential. Due to the siting of the building on the hillside, it is not visible from the street.

### 2.2 Building or Structures

The house seems to have been an idiosyncratic mix of both the Queen Anne and Californian bungalow styles. Roughly 'V' shaped, as shown by the plans, the building was a one storey, timber framed structure with gabled roofs. While the conservatory at the point of the V-shape had a six-sided turret above it, the rest of the house was low-slung, in the style of the Californian bungalow. The dining room had an oriel window, the drawing room bow windows. Possibly, the centre of the V outside the house was intended to serve as a marae entrance.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of large-scale residential properties in the late 19th and early 20th century for prominent individuals.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	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: <i>High</i>
	The place is associated with Ripeka (Rebecca) Wharawhara Love.
<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: <i>Moderate</i>
	The place contributes to our understanding of residential building practices in the early 20th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>High</i>
	The place has high architectural value for its design elements, including a whare incorporated into the house.

<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite some modification, the place retains high authenticity and integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the building was constructed in the early 20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Low</i>
	The place has no known group value, nor does it have townscape value as it is not visible from the street.

<b>Social Values</b>	
<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: <i>Low</i>
	The place likely has some sentimental social value to tangata whenua, though this can only be confirmed by tangata whenua themselves.
<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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Large intact homesteads built in the early 20th century are uncommon in the area.

<b>Representativeness</b>	
	Level of Significance: <i>High</i>

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

#### 4. Place information

<i>Reference</i>	<i>H077</i>
<i>Address</i>	<i>38 Rakeiora Grove.</i>
<i>Legal description</i>	<i>Pt Lot 2 DP 25354.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H078 Old Stokes Valley School House. (1893)*

*81 Stokes Valley Road, Stokes Valley.*



*Figure 1: Old Stokes Valley School House, 81 Stokes Valley Road.*

## **1. Historical Summary**

This was the first school house to be erected in Stokes Valley. It was built in 1893 by a Mr. B. Broding, on land donated by George Y. Drummond, a Stokes Valley resident. When the school initially opened, there were 17 pupils on the school roll. The first teacher was Mrs Williams, who taught at the school for ten years.

The building housed the school until 1929, when a new two roomed school was constructed in Kairimu Street. In 1946 the Education board of Wellington sold the property to Edward John Adams and the building became a private residence. The house has since changed ownership a number of times.

Over the years the building has been modified. For example, the original double-hung sashes have been replaced with casement windows, and the original front porch has been filled in. A substantial addition has been built onto the eastern (rear) side of the house.



Figure 2: The old school house in 1923 (bottom).  
Source: Stokes Valley Historic Group



Figure 3: The old school house in 1965 (bottom).  
Source: Stokes Valley Historic Group.

## 2. Physical Description

### 2.1 Setting – Site Description

The building occupies a small site on the east side of Stokes Valley Road and is surrounded by other residential properties.

### 2.2 Building or Structures

The old school house building is a small and very plain one storey timber framed structure with a hipped roof and timber framed windows. Clad in weatherboard with corrugated steel roof, the gable end of the building faces the neighbouring property with the side elevation facing the street. A large addition to the building has been constructed to the rear which is significantly bigger than the original school house building itself.

## 3. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of educational facilities in the late 19th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	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: <i>Low</i>
	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: <i>High</i>
	The place gives us insight into educational aspects of the past and understanding of the culture and life of the Wainuiomata area.

<b>Physical Values</b>	
<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: <i>High</i>
	The area in which the Stokes Valley school was formerly located is registered on ArchSite (R27/684), including the former schoolhouse at 81 Stokes Valley Road. The place therefore has automatic protection under the HNZPT Act 2014 and 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: <i>Moderate</i>
	The place has moderate architectural value for its simplistic design elements.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The building's original form can still be discerned; however it has undergone significant modification.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	As the schoolhouse was built in the late 19th century, it has high age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has some group value as one of a number of late 19th and early 20th century schoolhouses, and has some townscape value as a visible element of the streetscape which is somewhat known as a local landmark.

<b>Social Values</b>	
<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: <i>High</i>
	The place has high sentimental value to the Wainuiomata community as a historic educational place.
	Level of Significance: <i>Moderate</i>

<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>	The place has moderate recognition value as a local landmark which is visible to the streetscape and known by the local community.
---	--

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Pre-1900 classrooms are rare in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H078</i>
<i>Address</i>	<i>81 Stokes Valley Road.</i>
<i>Legal description</i>	<i>Lot 1 DP 19539.</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H079 49 Sydney Street (c.1902)*

*House.*



*Figure 1: Dwelling at 49 Sydney Street, Petone.*

## **1. Historical Summary**

The house was probably built for James Robert Purdy around 1902. James Robert Purdy was born in Morpeth, Northumberland, England in 1857. He studied at Aberdeen University, attaining his degrees in 1883. After practising in London and Yorkshire, he travelled to New Zealand on the Coptic in 1891. From that time he practised in Lower Hutt. Purdy was also the sole referee in the district for the Australian Mutual Provident Society and the Government Life Office, and was the health officer for Hutt County. The house was also owned by George Elliot Barton during 1879 - Barton was a judge of the Native Land Court, Member of the House of Representative for the City of Wellington seat (1878-79), and judge of the Validation Court.





*Figure 2: 49 Sydney Street visible to the left of image behind the wreckage of the Temperance Hall, destroyed by fire, c.1900-1910.  
Source: ALHI, ID: APG-0060-1/2-G.*

In 1956 Charles Arthur Eatwell, carpenter, applied for a building permit to construct a garage. In 1960 he applied to Petone Borough Council to alter the position of walls to form a sun porch and a combined WC and bathroom. New windows were placed in the wall of the combined bathroom and WC and a new window and door with a side light in the new sunroom. In 1966 Eatwell submitted plans for a new double garage to be built around one of two pre-existing ones, and these were approved by Petone Borough Council. In 1979 plans by T.W. Trapp and G.J. Martin, builders, to convert the house into four flats were approved by Petone Borough Council.

## **2. Physical Description**

### **2.1 Setting – Site Description**

The building sits at the corner of Sydney Street and Campbell Terrace in Petone. The surrounding properties are a mixture of residential and commercial in nature. The building is highly visible as it sits at the corner of the street.

### **2.2 Building or Structures**

The building is a one-storeyed timber framed structure clad in shiplapped weatherboards with half-timbering to the gable ends. The roof is clad in corrugated steel. Two gables face onto Campbell Street with a patio entry, and one gable faces Sydney Street. A number of timber framed double-hung sash windows are set into each elevation which range in size and style.

## **3. Evaluation**

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of large-scale residential properties, particularly for those of notable influence, in the late 19th 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: <i>Low</i>
	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: <i>Moderate</i>
	The place is associated with a number of prominent businessmen within the Petone area, such as James Robert Purdy and George Elliot Barton.
<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: <i>Moderate</i>
	The place gives us insight into residential building practices in the late 19th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>Moderate</i>
	The place has moderate architectural value for its design elements.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>Low</i>
	Without original plans or historic images, the integrity value of the building is unknown.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century building, the place has moderate age value in the context of human occupation of the Wellington region.

<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has no known group value; however it has moderate townscape value as it is visible from the street..

<b>Social Values</b>	
<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: <i>Low</i>
	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: <i>Low</i>
	The place has no known recognition value.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Early 20th century residences are common in the area.

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

## 4. Place information

<i>Reference</i>	<i>H079</i>
<i>Address</i>	<i>49 Sydney Street.</i>
<i>Legal description</i>	<i>Pt Lots 24 and 25 DP 321</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

### Note:

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H080 Petone Rowing Club (1928)

*The Esplanade.*



*Figure 1: The Petone Rowing Clubhouse, now occupied by popular café Seashore Cabaret, with a modern addition to its side elevation.*

## 1. Historical Summary

The ideal nature of the Petone foreshore led to the early establishment of the Petone Rowing Club. In October 1900, Messrs. C. Poll and R. A. Palamountain, took the initial steps in the formation of the Club, and the original Committee consisted of Mr. T. Price, Patron; Mr. C. Poll, Club Captain; Mr. T. Slinn, Vice-Captain; Mr. W. H. Haggar, Hon. Secretary; Mr. J. Piper, Hon. Treasurer; Committee—Messrs. R. A. Palamountain, A. Carter, J. Woods, F. Priest, Nash, F. W. Packard, Martin and S. Godfrey.

The first Petone Rowing Club boatshed was probably built in 1901. In September 1907 the Club submitted plans of alterations and additions for Petone Rowing Club to Petone Borough Council. The existing single gabled rectangular building with two windows and a finial fronting the road was to have an almost identical building attached to the side, the exception being that it had just one window at The Esplanade end. The new addition was also to have a dressing room with shower, bath and basin on the road end, the pre-existing building was to have a committee room similarly placed. The roof was to be corrugated galvanised iron; the piles, corner stops, cover boards and plates totara; the joists, studs, rafters, sleepers, purlins and braces rimu; and the flooring and rustic weatherboards matai.

Despite the use of strong, durable timber, the Rowing Club buildings must have deteriorated swiftly in the corrosive seaside environment. In August 1927 Petone Rowing Club drew up specifications of a new shed. This would have reinforced concrete foundations and walls, beams and rafters of Oregon pine, redwood doors in the south elevation, frame gables with faces covered by redwood weatherboard and finished with barge and cover boards, and 24-gauge corrugated iron on the roof ridged and flashed with 24-gauge lead. That building, still

in existence [now occupied by Seashore Cabaret], was to be two-storeyed with high, rectangular windows that had steel sashes and were glazed with small squares of arctic glass, and was to have three sets of large wooden doors fronting the harbour (Figure 2).

Sometime after 1950, a two-storeyed, flat-roofed lean-to was attached to the eastern side of the building. The lower half appears to be concrete, the upper corrugated asbestos. The lean-to has two rows of windows, the lower row reinforced. In 1961 Petone Rowing Club applied for a building permit to alter interior portions of the east side elevation. New men’s toilets and dressing rooms were to be added.

The place was eventually purchased and refitted to become a café.



CLUB HOUSE, PETONE ROWING CLUB.

Figure 2: The second iteration of the Petone Rowing Club, c. 1930.  
Source: Petone’s First 100 Years.



Figure 3: The upstairs interior of the club, now occupied by Seashore Cabaret.  
Source:

## 2. Physical Description

### 2.1 Setting – Site Description

The building sits on the southern side of The Esplanade in Petone, with the foreshore immediately to the south of the building. The only other building immediately adjacent is the Tamatoa Sea Cadets building to the west. The building is highly visible from the streetscape.

### 2.2 Building or Structures

The original building was a basic two storey rectangular structure which featured sheds at the ground floor, a cantilevered balcony and clubroom at the first floor, with a hipped roof which featured a smaller gable. The building was clad in a textured concrete render.

## 3. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The place is associated with sporting themes in the early 20th century.
	Level of Significance: <i>Low</i>

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	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: <i>Low</i>
	The place is not known to be associated with any notable 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: <i>Moderate</i>
	The place gives us insight into social sports lifestyles in the early 20th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>Moderate</i>
	The place has moderate architectural value for its design elements.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The building's original form can still be discerned; however it has undergone significant modification.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the building was constructed in the early 20th century, it has moderate age value..
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has no known group value, but does have some townscape value as a visible element of the streetscape which is somewhat known as a local landmark.

<b>Social Values</b>
----------------------

<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: <i>High</i>
	The place has high sentimental value to the Petone community as a place for social gatherings.
<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: <i>High</i>
	The place has high recognition value as a local landmark which is visible to the streetscape and well-known by the local community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Early 20th century sporting clubs are uncommon in the area.

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

#### 4. Place information

<i>Reference</i>	<i>H080</i>
<i>Address</i>	<i>The Esplanade.</i>
<i>Legal description</i>	<i>Lot 2 DP 69217</i>
<i>Extent of place</i>	<i>1928 Rowing Club Building.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*



# *H081 Petone Wharf (1907)*

*The Esplanade.*



*Figure 1: The Petone Wharf.*

## **1. Historical Summary**

The following history of the wharves which have been built at Petone since 1840, has been kindly contributed by the General Manager of the Wellington Harbour Board, Mr. A. G. Barnett.

The Association of Petone with Wellington as a shipping port goes back to the first landing stage built on Petone beach in January 1840. This was a simple structure built to allow the Surveyors of the Preliminary Expedition of the New Zealand Land Company to take their luggage, tools, and instruments ashore.

The first substantial wharf or jetty was built at Petone in 1883–1884, by the Gear Meat Company, under a fourteen years license from the Wellington Harbour Board, and was for the purpose of shipping meat to Wellington in the refrigerated hulk "Jubilee," and for landing coal for the same company. This wharf was built of black birch saplings and soon became eaten by marine life. Subsequently the seaward end was extended and strengthened, to enable the hulk "Jubilee" to lie at the wharf in safety.

On the termination of the Gear Company's license in 1898, this structure was leased for two years to the Petone Borough Council, and in 1900 a further two years extension was arranged. During this period quantities of frozen and preserved meats, coal, tallow, pelts, and timber passed over Petone Wharf.

About this time the Wellington Harbour Board completed the building of the Glasgow Wharf at Wellington, and, as this wharf had rail connection to provide particularly for exports, the volume of trade over the Petone Wharf was seriously affected.

At the same time the Harbour Board found that the approach to the Petone Wharf was in a dangerous condition and unsafe for use by the people of Petone, for school picnics and excursions, and this resulted in a decision being made to put the wharf up for auction for removal. No bid was received, and later the Petone Borough Council was asked if it would be prepared to take a further lease of the wharf on condition that it was put in repair for use by pedestrians. The Council was not prepared to expend the necessary money to make the structure safe and in 1901 the Board had the wharf removed by contract.

Although this wharf during its life handled many commodities, newspaper advertisements show that in 1890 a ferry service was run by the paddle steamer "Colleen," from Petone to Wellington on three days a week, making two trips a day, the return fare being 1/-. This ferry service was for the purpose of conveying residents and visitors to and from Petone, and was also used for picnics and pleasure parties.

With the removal of the wharf, various proposals were brought under the notice of the Wellington Harbour Board for wharf accommodation at Petone, and in 1892 legislation was passed to enable a joint cart and rail wharf to be built approximately in the vicinity of the old wharf. On account of difficulties that arose in regard to railway connections, the Board was later on asked to proceed with the construction of a wharf for road traffic only. Plans having been approved, the Board, in 1907, let a contract for the construction of the Petone Wharf as it stands to-day.

The wharf was seriously damaged by an earthquake in November 2016 and closed to the public, causing significant backlash from locals when the idea of potential demolition was raised. Even the option to shorten the wharf by 50 metres was criticised heavily by the local community, who hold the spot in high regard as a local landmark.

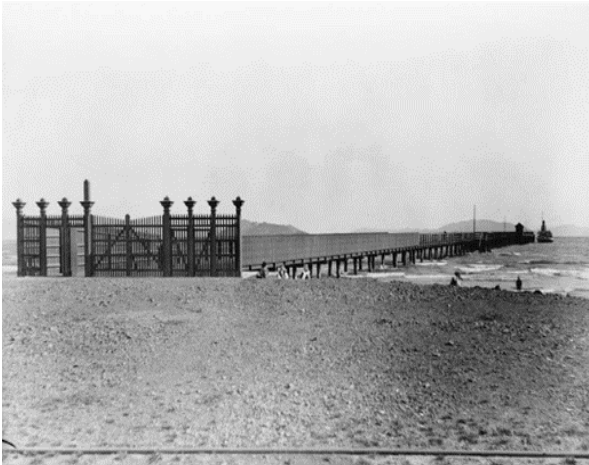


Figure 2: Petone wharf and gates, 1909.  
Source: ATL, ID: 1-2-002541-F.



Figure 3: Petone wharf aerial, 1930.  
Source: ATL, ID: 1-2-116645-F.

## 2. Physical Description

### 2.1 Setting – Site Description

The Petone wharf extends southwards from the Petone foreshore in alignment with Victoria Street. A set of gates are located at the entrance to the wharf. The structure is highly visible from around the harbour.

### 2.2 Building or Structures

The Petone wharf is a typical early 20th century utilitarian structure devoid of embellishment, built from timber with cross-braced piles embedded into the sand below. At almost 400

metres long, the wharf has two sections, the balustraded, narrower walkway, and the open platform at the end of the wharf.

### 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of timber wharves around the region 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.</i>	Level of Significance: <i>Low</i>
	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: <i>High</i>
	The place is associated with the Wellington Harbour Board.
<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: <i>Moderate</i>
	The place gives us insight into commercial shipping building practices in the early 20th century.

<b>Physical Values</b>	
<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: <i>High</i>
	Although the Petone Wharf is not registered as an archaeological site, the Petone foreshore generally has number of recorded sites and 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: <i>Moderate</i>
	The wharf has moderate architectural value for its utilitarian design typical of almost all late 19th and early 20th century structures of a similar nature.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates high technological value for its durability in an exposed marine environment, proving high levels of engineering and construction knowledge for the time period.
<i>iv) Integrity - the significant physical values of the place have been largely unmodified. This includes the retention of important</i>	Level of Significance: <i>High</i>
	The structure has undergone some modification, but remains largely intact.

<i>modifications and/or additions from later periods.</i>	
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i> As an early 20th century construction, the place has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>High</i> The place has group value as one of a number of late 19th and early 20th century wharves in the area, and has townscape value as an exceptionally visible element of the of the area which is known as a local icon and landmark.

<b>Social Values</b>	
<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: <i>High</i> The place has exceptional sentimental value for its association with 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: <i>High</i> The place has exceptional recognition value as a local landmark and icon, and is held in high regard by the local community who campaigned against its potential demolition after earthquake damage.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i> There are a small number of late 19th and early 20th century wharves in the area.

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

#### 4. Place information

Reference	H081
Address	The Esplanade.

<i>Legal description</i>	<i>The Esplanade.</i>
<i>Extent of place</i>	<i>1907 Wharf.</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H082A Woollen Mills Marble Wall (south) (1912)*

*Corner of Western Hutt Road and Cornish Street, Petone.*



*Figure 1: The remnant marble wall (northern section) which one was the entrance for the now demolished Petone Woollen Mill.*

## **1. Historical Summary**

Better known as the Petone Woollen Mill, the plant operated at the foot of Korokoro hill from 1886 until 1968. Motorists speeding along today's State Highway 2 can still see, just north of the Petone overbridge, the remnants of the mill's impressive boundary wall. It was built from Takaka marble left over from the 1912 Parliament buildings. From a 5.2 hectare site alongside the lower reaches of Korokoro Stream, with a dam constructed further up to supply water for scouring and dyeing and to drive steam engines to generate electricity, the mill at times employed more than 200 staff, including skilled migrant mill workers from the United Kingdom. While serges, tweeds and various woollen garments were produced on the plant's clattering looms, the mill's best-known product was blankets. Tens of thousands of New Zealand household linen cupboards probably still have one or two of the heavy "Petone" blankets. The Petone mill closed in 1968 when it was bought by the company that ran Kaiapoi Mills. That company in turn was taken over by the Mosgiel Mills, which went bust in 1976. Stansborough Fibres still uses six of the mill's 100-plus-year-old looms, refurbished and saved by Barry and Cheryl Eldridge.

The only remaining element of the mills, other than the remaining six looms mentioned above, is the marble wall which remains a prominent and highly visible marker of the site at the corner of the road.



Figure 2: The marble wall outside the Mill, 1912.  
Source: ATL, ID: 1-2-048301-G.



Figure 3: The Petone Woollen Mill Factory, 1960's  
Source: Hocken Collections



Figure 4: The northern section of wall with vertical posts and coping.



Figure 5: The southern section of wall with no posts or coping.

## 2. Physical Description

### 2.1 Setting – Site Description

The wall sits at the junction of Cornish Street and State Highway 2 in Petone. There are two sections of wall on either side of the junction, as illustrated in Section 4.2 below. The wall is highly visible from the streetscape.

### 2.2 Building or Structures

The wall is approximately 1.2 metres high, and split into two sections on either side of the junction. Both sides features the same type of stone, stacked in a highly rectilinear pattern which alternates between larger stones and smaller stones with mortar delineating between the courses. The western section is unadorned, and has a continuous top level unbroken by any vertical elements and absent of coping. The eastern section features coping to the top of the wall and vertical posts with caps atop them, constructed from the same stone as the wall itself.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with the theme of industrial activity 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.</i>	Level of Significance: <i>Low</i>
	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: <i>High</i>
	The place is associated with the well-known Petone Woollen Mills.
<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: <i>Moderate</i>
	The place gives us insight into industrial building practices in the early 20th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. The place is not registered on ArchSite.
<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: <i>High</i>
	The wall has high architectural value for its craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place has high technological value for its craftsmanship.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The wall appears to be reasonably authentic.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	The wall has moderate age value as an early 20th century construction.
<i>vi) Group or Townscape - the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the</i>	Level of Significance: <i>Moderate</i>
	The place has some group value with the 1912 Parliament buildings which was constructed from the same stone, and some



<i>heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i>	townscape value as a visible element of the streetscape.
--	--

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value or association with any 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: <i>Moderate</i>
	The place has moderate recognition value as a remnant of a well-known place which has since been demolished.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Historic stone walls are uncommon in the area.

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

## 4. Place information

<i>Reference</i>	<i>H082A</i>
<i>Address</i>	<i>Western Hutt Road/Cornish St</i>
<i>Legal description</i>	<i>Lots 28 &amp; 29 DP 33346 and Pt Road</i>
<i>Extent of place</i>	<i>Two sections of marble stone wall built in 1912</i>
<i>HNZPT List</i>	<i>Not Listed</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H083 Epuni School (Year constructed)*

*313-319 Waiwhetu Road.*



*Figure 1: Epuni School, 313-319 Waiwhetu Road.*

## **1. Historical Summary**

Around the turn of the century, the number of families settling in the area known as Epuni hamlet was rapidly increasing. In 1901, the land on which Epuni school now stands was acquired by a Mr Swan. When he decided to sell the property, local residents successfully petitioned the Government to build a school on the vacant land. Epuni School was built by George and Ernest Croft in 1903 at a cost of 400 pounds. It was opened on the 20th July 1903 with a roll of about 85 pupils.

The original T-shaped tiled roof building remained structurally unchanged up until the 1930s when it was extensively remodelled. A classroom on the south end of the building was demolished and a large block of classrooms added on the west side.

Alterations carried out at this time reduced the decorative complexity of the building. For example, Dutch influenced facework on the north and east facing gables was removed. The upper half of a window, unusual in that it extended upwards above the gutter line, was also removed. Various other alterations and additions have occurred over the years. The old school building now accommodates the school office.



Figure 2: Epuni School, date unknown.  
Source: 1994 HCC Inventory



Figure 3: Epuni School, c. 1970's.  
Source: WCC Archives, ID: 00138-14949

## 2. Physical Description

### 2.1 Setting – Site Description

The old school house occupies a large site on the west side of Waiwhetu Road and is surrounded by other buildings which have been added to the site over the years. The surrounding properties area mix of residential, commercial, and recreation.

### 2.2 Building or Structures

The old school house building is a small and very plain one-storey timber framed structure with a hipped roof and timber framed windows. Clad in weatherboard with corrugated steel roof, the side elevation of the school house faces the street and features a small porch which serves as the entrance to the building. The rear of the school house has been connected to a new modern block of classrooms which has been designed to match the style of the existing school house.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The former schoolhouse is associated with the establishment of educational facilities in Epuni at the turn of the 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: <i>Low</i>
	The former schoolhouse 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: <i>Low</i>
	The former schoolhouse is not known to be associated with any notable 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: <i>Moderate</i>
	The place is associated with educational experiences from the past and contributes to our understanding of the culture and life of the Epuni area generally.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no registered archaeological site on the property according to ArchSite.
<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: <i>Moderate</i>
	The place has moderate architectural value for its simplistic utilitarian design, traditional for early 20th century schools.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The place demonstrates use of traditional building techniques and materials for the time period.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	Despite some modification, the original schoolhouse building can still be discerned and some of the original heritage fabric has been retained.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As the former schoolhouse was built in the early-20th century, it has moderate age value in the context of human occupation of the Wellington region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The former schoolhouse has some group value as one of a number of early 20th century educational buildings, and has townscape value as a highly visible icon and landmark.

<b>Social Values</b>	
	Level of Significance: <i>High</i>

<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>	The former schoolhouse has high sentimental value for its association with generations of schoolchildren.
<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: <i>Moderate</i>
	The place is recognised by the local community as a place of historic significance and a local landmark.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The former schoolhouse is one of the oldest purpose-built school buildings remaining in the Wellington region.

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

## 4. Place information

<i>Reference</i>	<i>H083</i>
<i>Address</i>	<i>313-319 Waiwhetu Road.</i>
<i>Legal description</i>	<i>Sec 115 Epuni Hamlet.</i>
<i>Extent of place</i>	<i>1903 School Building.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H084 184Hutt Road (1914)*

*Bay Villa.*



*Figure 1: 184 Hutt Road, Lower Hutt.*

## **1. Historical Summary**

In 1907, Walter John Percy and five other members of the Percy family purchased a large block of land that included the sections on which the houses at 184, 186 and 188 Hutt Road now stand. The Percy's were a pioneering Hutt Valley family. In 1851 Joseph Hewlett Percy built the well-known Percy flourmill on the site of what is now Percy's Reserve on Western Hutt Road. Walter Percy divided the land into separate allotments in 1908. The similarity of the houses indicates that they were built around the same time, possibly by the same builder.

All three buildings are traditional Bay Villas and are typical of their era. The street elevations feature a faceted bay with a gable roof, and a bullnose verandah. The windows are all double-hung sashes.



Figure 1 184 Hutt Road, 1994.  
Source: 1994 HCC Inventory



Figure 3: 184-188 Hutt Road.

## 2. Physical Description

### 2.1 Setting – Site Description

The group of three Bay Villas sit on the eastern side of Hutt Road, between its intersections with Nelson Street and Richmond Street. The surrounding area is entirely residential, and the buildings are highly visible from the street. A number of railway cottages are also within the immediate vicinity.

### 2.2 Building or Structures

The group of three Bay Villas are almost identical in form - a single storeyed single bay villa with a central front entry protected by a continuous verandah with a bullnosed roof between the bay and corner of the house. The original timber-framed double hung sash windows are still evident, as are other original features.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of residential dwellings in the early 20th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	The place is not known to be associated with any notable 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: <i>Moderate</i>
	The place is associated with Walter John Percy and the prominent Percy family, for whom the Percy Reserve is named after.
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: <i>Moderate</i>
	The place gives us moderate insight into everyday social experiences from the past

	and an understanding of the culture and life in the Petone area generally
--	---

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its Bay Villa design and ornate craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time, and shows high levels of craftsmanship.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to be unchanged since its construction.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century building, the place has moderate age value in the context of human occupation of the Wellington region
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place has group value with the other two Bay Villas immediately adjacent; and townscape value as it is highly visible from the street.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value, or special associations with any particular groups or communities.
	Level of Significance: <i>Low</i>



<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>	The place has no known recognition value.
---	---

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	While early 20th century residential dwellings are common in the area, intact groups of identical structures are less common.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	The place is an excellent example of its type.

#### 4. Place information

<i>Reference</i>	<i>H084</i>
<i>Address</i>	<i>184 Hutt Road</i>
<i>Legal description</i>	<i>Lot 12 DP 2143</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H085 186Hutt Road (1914)*

*Bay Villa.*



*Figure 1: 186 Hutt Road, Lower Hutt.*

## **1. Historical Summary**

In 1907, Walter John Percy and five other members of the Percy family purchased a large block of land that included the sections on which the houses at 184, 186 and 188 Hutt Road now stand. The Percy's were a pioneering Hutt Valley family. In 1851 Joseph Hewlett Percy built the well-known Percy flourmill on the site of what is now Percy's Reserve on Western Hutt Road. Walter Percy divided the land into separate allotments in 1908. The similarity of the houses indicates that they were built around the same time, possibly by the same builder.

All three buildings are traditional Bay Villas and are typical of their era. The street elevations feature a faceted bay with a gable roof, and a bullnose verandah. The windows are all double-hung sashes.



Figure 2 186 Hutt Road, 1994.  
Source: 1994 HCC Inventory



Figure 3: 184-188 Hutt Road.

## 2. Physical Description

### 2.1 Setting – Site Description

The group of three Bay Villas sit on the eastern side of Hutt Road, between its intersections with Nelson Street and Richmond Street. The surrounding area is entirely residential, and the buildings are highly visible from the street. A number of railway cottages are also within the immediate vicinity.

### 2.2 Building or Structures

The group of three Bay Villas are almost identical in form - a single storeyed single bay villa with a central front entry protected by a continuous verandah with a bullnosed roof between the bay and corner of the house. The original timber-framed double hung sash windows are still evident, as are other original features.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of residential dwellings in the early 20th century.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	The place is not known to be associated with any notable 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: <i>Moderate</i>
	The place is associated with Walter John Percy and the prominent Percy family, for whom the Percy Reserve is named after.
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: <i>Moderate</i>
	The place gives us moderate insight into everyday social experiences from the past

	and an understanding of the culture and life in the Petone area generally
--	---

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its Bay Villa design and ornate craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time, and shows high levels of craftsmanship.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to be unchanged since its construction.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century building, the place has moderate age value in the context of human occupation of the Wellington region
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place has group value with the other two Bay Villas immediately adjacent; and townscape value as it is highly visible from the street.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value, or special associations with any particular groups or communities.
	Level of Significance: <i>Low</i>

<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>	The place has no known recognition value.
---	---

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	While early 20th century residential dwellings are common in the area, intact groups of identical structures are less common.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	The place is an excellent example of its type.

#### 4. Place information

<i>Reference</i>	<i>H085</i>
<i>Address</i>	<i>186 Hutt Road</i>
<i>Legal description</i>	<i>Lot 13 DP 2143</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# *H086 188Hutt Road (1914)*

*Bay Villa.*



*Figure 1: 188 Hutt Road, Lower Hutt.*

## **1. Historical Summary**

In 1907, Walter John Percy and five other members of the Percy family purchased a large block of land that included the sections on which the houses at 184, 186 and 188 Hutt Road now stand. The Percy's were a pioneering Hutt Valley family. In 1851 Joseph Hewlett Percy built the well-known Percy flourmill on the site of what is now Percy's Reserve on Western Hutt Road. Walter Percy divided the land into separate allotments in 1908. The similarity of the houses indicates that they were built around the same time, possibly by the same builder.

All three buildings are traditional Bay Villas and are typical of their era. The street elevations feature a faceted bay with a gable roof, and a bullnose verandah. The windows are all double-hung sashes.



Figure 2 188 Hutt Road, 1994.  
Source: 1994 HCC Inventory



Figure 3: 184-188 Hutt Road.

## 2. Physical Description

### 2.1 Setting – Site Description

The group of three Bay Villas sit on the eastern side of Hutt Road, between its intersections with Nelson Street and Richmond Street. The surrounding area is entirely residential, and the buildings are highly visible from the street. A number of railway cottages are also within the immediate vicinity.

### 2.2 Building or Structures

The group of three Bay Villas are almost identical in form - a single storeyed single bay villa with a central front entry protected by a continuous verandah with a bullnosed roof between the bay and corner of the house. The original timber-framed double hung sash windows are still evident, as are other original features.

## 3. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The place is associated with the construction of residential dwellings 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.</i>	Level of Significance: <i>Low</i>
	The place is not known to be associated with any 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: <i>Moderate</i>
	The place is associated with Walter John Percy and the prominent Percy family, for whom the Percy Reserve is named after.
<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: <i>Moderate</i>
	The place gives us moderate insight into everyday social experiences from the past

	and an understanding of the culture and life in the Petone area generally
--	---

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the site is unknown. There is no recorded archaeological site on the property according to ArchSite.
<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: <i>High</i>
	The place has high architectural value for its Bay Villa design and ornate craftsmanship.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The place demonstrates moderate technological value for its use of standard materials and building practices for the time, and shows high levels of craftsmanship.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building appears to be unchanged since its construction.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	As an early 20th century building, the place has moderate age value in the context of human occupation of the Wellington region
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The place has group value with the other two Bay Villas immediately adjacent; and townscape value as it is highly visible from the street.

<b>Social Values</b>	
<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: <i>Low</i>
	The place has no known sentimental value, or special associations with any particular groups or communities.
	Level of Significance: <i>Low</i>



<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>	The place has no known recognition value.
---	---

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	While early 20th century residential dwellings are common in the area, intact groups of identical structures are less common.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	The place is an excellent example of its type.

#### 4. Place information

<i>Reference</i>	<i>H086</i>
<i>Address</i>	<i>188 Hutt Road</i>
<i>Legal description</i>	<i>Lot 14 DP 2143</i>
<i>Extent of place</i>	<i>Legal boundaries.</i>
<i>HNZPT List</i>	<i>Not Listed.</i>

Report dated: November 2023.

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H087 6 Patrick Street, Petone (1906)

House



6 Patrick Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This is historically significant as one of the first houses completed in the country's first state housing scheme to build affordable homes for working people. Quickly erected over the winter of 1906, these first 25 houses, in what was known as the Heretaunga Settlement, still stands as conspicuous, authentic reminders of a pivotal initiative by the Seddon-led Liberal government. The scheme ultimately failed to reach the government's objectives, but it remains one of many examples of the way the Liberal government used the power of the state to bring about change, which included providing women's suffrage (1893) and the first old-age pensions (1898). The house has had a history typical of many of the Settlement houses in that it was lived in for most of the 20th century by working class families, so, to some extent, the house has fulfilled the Liberal government's expectations.

This particular house was designed by two notable Christchurch architects Samuel Hurst Seager and Cecil Wood, who prepared one design that was used at Petone, entitled 'Design No. 3'. Its innovative bungalow-type design presaged houses that were to become particularly popular in the following decades. It is notable amongst its peers for its low horizontal proportions, emphasised with a low-pitched pyramidal roof and narrow bevel-back weatherboard cladding, the rhythmic pattern of tall vertical windows, and its deliberate lack of ornament. The house has been extensively modified, to the detriment of both its architecture and sense of authenticity, but its original form can still be understood. It does not have much presence in the local streetscape, in large part due to the uncharacteristically high modern boundary fence that mostly conceals it from view. The house remains an important member of the group of Heretaunga Settlement houses.

## 2. History

### 2.1 History of the place

The dwelling at 6 Patrick Street is one of the houses built as part of the Heretaunga Settlement, the first state housing development in the country. Completed in 1906, the house was designed by Christchurch architects Cecil Wood and Samuel Hurst Seager and titled 'Design No. 3'.

The Liberal government under Premier Richard Seddon enacted progressive social legislation and programmes, of which the construction of state houses was amongst the most ambitious. Inspired by workers' houses he saw being built by local councils in London and Glasgow during a trip to the United Kingdom in the 1890s, Seddon wanted something similar provided for workers in his own country. Although provision was made for local authorities to provide housing under the Municipal Corporations Act 1900, little was done.<sup>1</sup>

Pushed by the Secretary of Labour, Edward Tregear, who was especially concerned about the living conditions of workers in New Zealand's main cities and the rents they were forced to pay, the Seddon-led government introduced the Workers' Dwelling Act in 1905 in a bid to provide quality housing that could either be rented or bought outright by the occupant. This made New Zealand 'the first nation in the Western world to provide public housing for its citizens'.<sup>2</sup> Applicants had to be workers i.e. involved in manual work, not already the owner of property and earning less than £156 a year.

---

<sup>1</sup> Fill, Barbara 1984, *Seddon's State Houses: The Workers' Dwellings Act 1905 & The Heretaunga Settlement*, Wellington Regional Committee (New Zealand Historic Places Trust) Monograph No.1, Wellington p.5

<sup>2</sup> Mark Derby, 'Suburbs - The state builds suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-2> (accessed 19 April 2024)

Although the government intended the Act to cover the whole country, land was initially purchased in the four main centres (Auckland, Wellington, Christchurch, and Dunedin). To ensure variety in the built forms, a national competition was held to find a range of suitable designs, all to be built in timber. There were 150 entries submitted and 34 designs chosen for construction. Some of New Zealand's foremost architects of the day provided designs, although not all their designs were used. Two sets of designs were produced, one for the North Island and one for the South Island – a response to the contrasting climates in the two islands. There were further variations within the islands; Wellington had two-storey houses, but Auckland did not.<sup>3</sup>

Wellington was chosen as the location for the first settlement because rents were 30% higher there than anywhere else in the country. In September 1905, in anticipation of the bill's passing (which took place in November that year), the government bought 6.58 hectares of farmland<sup>4</sup> on the eastern side of Petone for £9,000 from Alfred Coles, Petone hotelier, politician and businessman.<sup>5</sup> The reason it could not find suitable land closer to Wellington was the sheer cost of the land, although it was thought that a suburban location would offer a healthier living environment.<sup>6</sup> The locations were to have significant implications for the success of the scheme.

Tenders for the Petone houses were called in April 1906 by the Government's chief architect John Campbell. Tenderers were asked to price for 'at least all the houses of similar design', or 'for the whole of the buildings'.<sup>7</sup> A further tender for three houses was called in June.<sup>8</sup> The Government offered seven designs to choose from, a mix of single storey and two storey houses, all with five rooms (living room, kitchen/dining room and three bedrooms), along with a bathroom and outbuildings, such as a coal store and toilet. Six of the designs were from Wellington architects, while the seventh was the work of Christchurch architects Samuel Hurst Seager and Cecil Wood. There were three designs from Penty and Blake, and one each from Joshua Charlesworth, Jack Hoggard and William Gray Young. The designs had competition names, some of which alluded to the purpose and aspirations of the housing programme. Hoggard's design, for instance, was known as 'Kia Ora', Gray Young's was 'Young New Zealander' and one of Penty and Blake's was called 'Suburban'.<sup>9</sup>

The successful tenderers for the first tranche of construction work were Johnson and Nicholson, H.G. Young, E.J. Pointon and Page and Anderson. Young and Pointon were based in Petone, the others in Wellington. Their engagement, including tender prices, was announced in the press in May 1906, as follows:

The Public Works Department has accepted the following tenders for the erection of 22 workmen's cottages at Petone: — Johnson and Nicholson, three cottages, according to Penty and Blake's No. 1 design, £1,163 ; same firm, three cottages, Penty and Blake's No. 2 design, £1,137; same firm, four cottages, Mr. Young's design, £1,465; H. G. Young, four cottages, Penty and Blake's No. 3 design, £1,420; E. J. Pointon, three cottages, J. Hoggard's design, £1,170 ; Page and Anderson, five cottages, Hurst-Seager and Wood's design, £1,920.<sup>10</sup>

---

<sup>3</sup> Fill, p.9

<sup>4</sup> CT WN146/49, LINZ

<sup>5</sup> *Wairarapa Daily Times*, 4 September 1906, p.2

<sup>6</sup> Fill, p.9

<sup>7</sup> *Evening Post*, 19 April 1906, p.7

<sup>8</sup> *Evening Post*, 8 June 1906, p.7

<sup>9</sup> Fill, pp.19-33

<sup>10</sup> *Evening Post*, 26 May 1906, p.6

RETURN under Workers' Dwellings Act re Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
<i>Heretaunga Settlement, Petone.</i>										
	P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	18-0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Cabinetmaker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Engine-driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 5 7	3 0 3	12 0
Machinist ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Storeman ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
" ..	18-0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Compositor ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 1 0	3 0 3	11 11
Labourer ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bookbinder ..	14-7	40 0	100 0 0	5	90 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Tanner ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Pattern-maker ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Meat-grader ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Storeman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Painter ..	13-3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 6
Weaver ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Fireman ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Labourer ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 1
Slaughterman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bricklayer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 3 2	3 1 0	12 4
Warehouseman ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Striker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 3
Railway porter ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 19 0	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3

*The composition of occupants in the Petone (and Coromandel Street) houses, 1908. An extract from 'Workers' Dwellings (Report On), By The Hon. The Minister of Labour', Appendix to the Journals of the House of Representatives, 1908 Session I, H-11b*

The contractors were remarkably productive despite the fact that one of them – Johnson and Nicholson – had to advertise for carpenters to help meet their deadline.<sup>11</sup> The first batch of 25 houses was ready for distribution by the Land Board by early September 1906.<sup>12</sup> They were advertised as being available for lease for 50 years, with right of renewal for further term of 50 years, or an option of acquiring the freehold.<sup>13</sup>

However, take up was slow, with just six houses secured by early October.<sup>14</sup> The distance from Wellington and the lack of public transport were two factors. Many workers found it difficult to raise the necessary deposit to apply for a house or fund the cost of renting because the government had to recoup its investment and the quality of the house was too high in relation to the income thresholds set. While this problem was particularly acute at Petone, the government could have provided lower quality houses to make them more appealing. The government concluded that the eligibility threshold had to be lifted to get enough applicants (particularly in Petone). The scope was expanded from £156 to £200 by an amendment to the Act later that year. This helped take up in Auckland but had little effect at Petone. It took the provision of public transport – a horse-drawn bus – between the settlement and the railway station before the houses were filled.<sup>15</sup> In all, only 34 houses were built at Petone. By 1919, when the scheme ended, only 647 houses had been built nationally. Seddon had dreamt of building 5,000.<sup>16</sup>

<sup>11</sup> *New Zealand Times*, 21 August 1906, p.1

<sup>12</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>13</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>14</sup> *Evening Post*, 3 October 1906, p.3

<sup>15</sup> Fill, p.15

<sup>16</sup> Fill, p.15



*Percy Jowett, his wife Sarah and son Peter at 6 Patrick Street. Percy Godber Collection, APG-0448-1/2-G, Alexander Turnbull Library*

Most of the Workers Dwelling Act houses were retained by the government for at least two decades, but they began to be sold off to the private market in the late 1920s and this process carried on until after World War II. It was far from the end for state housing though, with the first Labour Government starting a grand state housing project in 1935, one which was to have a significant impact on the development of the nation.

By the 1980s, the importance of the Liberal government's housing initiative was becoming more widely appreciated and in 1984 the houses erected under the Workers' Dwellings Act at Petone were declared an historic area by the New Zealand Historic Places Trust (NZHPT). In 1989, 10 of the houses were registered by the NZHPT and the Hutt City Council declared the area a Residential Heritage Zone, later to become a fully-fledged heritage area. The area began attracting more middle-class owners as Petone puts its industrial days behind it and became more gentrified, a process that was mostly completed in the early 21st century.

No. 6 Patrick Street was designed by notable Christchurch architect Samuel Hearst Seagar and Cecil Wood, and built by Page and Anderson. It was one of five of 'Design No. 3' constructed in the Heretaunga Settlement. As Barbara Fill observes, the single storey house sits between two-storey houses and 'tenants found them much too cold to be comfortable, as they received no sun.'<sup>17</sup> This may help explain what was, initially, a very brisk turnover of tenants.

The first tenant was William Longfellow, who was a warehouse worker, and his family. Within two years he was replaced by Harry J. Rogers, an engineer. He moved to Bolton Street

---

<sup>17</sup> Fill, p.32

about 1911 and the lease was picked by Percy Jowett, an accountant.<sup>18</sup> He was photographed standing in the porch with his wife Sarah (with child Peter at the gate) by the celebrated Petone photographer Percy Godber in 1913.<sup>19</sup> The Jowetts also lived briefly at 47 Adelaide Road.

The Jowetts were soon replaced by Alex Bruce, an iron turner, then David Paterson, a joiner, and then Rupert Sawyer, a storeman, all within the space of a few years. The procession of lessees ended at this point, with Sawyer remained a tenant in the house until 1940, when he bought the property off the state.<sup>20</sup> Two years later, Sawyer sold the house to Gilbert Clark, a public accountant, who within weeks sold it to Hill's A1 Bakery Limited of Lower Hutt. It is not known why the bakery bought the house but it retained it for 21 years.<sup>21</sup> During that period, the house was occupied by Charles and Enda Coupe. The former was a driver, a freezing worker and then a grocer.<sup>22</sup> In 1963, it was bought by Alexander Turner, who quickly on-sold it to the Coupes. Charles Coupe died in 1981 but Edna Coupe remained the owner and occupant until 1998.<sup>23</sup>

Conservation architect Ian Bowman and his wife Erin Beatson bought the house in 1998. They already lived in the settlement – at no. 10. They kept the house for five years as an investment before selling it to architect Terry Broad in 2004.<sup>24</sup> He and his partner Beryl Walker rented it out. (They also bought no. 10 from Bowman and Beatson at the same time.<sup>25</sup>) In 2018, the house was sold to Lynley Thomas and Donna Sparkes. The latter bought the property outright the following year. The house has been owned by Peter and Megan Fink since 2022.<sup>26</sup>

The house has, in recent years, been extensively modernised within and its original timber surfaces painted over, and further altered on the exterior (dates unknown).

## 2.2 Construction Professionals

Samuel Hurst Seagar: <https://teara.govt.nz/en/biographies/3s8/seager-samuel-hurst>  
[retrieved 28 May 2024]

Cecil Wood: <https://teara.govt.nz/en/biographies/4w25/wood-cecil-walter>  
[retrieved 28 May 2024]

## 2.3 Sources

See footnotes.

---

<sup>18</sup> *Wises New Zealand Post Office Directory*, 1908-1913

<sup>19</sup> 'House and people at 6 Patrick Street, Petone', APG-0448-1/2-G, 1913 <https://natlib.govt.nz/records/23062274>

<sup>20</sup> *Wises New Zealand Post Office Directory*, 1913-1940; CT WN479/85, LINZ

<sup>21</sup> CT WN479/85, LINZ

<sup>22</sup> *Wises New Zealand Post Office Directory*, 1942-1965

<sup>23</sup> CT WNB1/1096, LINZ

<sup>24</sup> *Ibid.*

<sup>25</sup> Pers. comm. Chris Cochran, 22 May 2024

<sup>26</sup> CT WNB1/1096, LINZ

## **3. Physical Description**

### **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in key directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential areas are diverse in visual, architectural, and historic character, but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century; characteristically divided into small lots, the houses are, by and large, set closely together. Within this broader context, the Heretaunga Settlement area, located in the midst of the residential zone to the east of Petone, close to the mouth of Te Awakairangi and the beach, is notable for its consistent and coherent architectural and historic character. This is conferred by its varied collection of architect-designed Worker's Dwelling Act houses that all spring from a common source, are of a common scale, age and quality, and which have a common history of use.

6 Patrick Street sits between a pair of two-storey houses and behind a tall modern timber fence. The house is set close to its south boundary and back from the street (in line with its neighbours), with a car-pad and concrete paving running along the north boundary. It has a large open rear yard with some mature trees at the rear.

### **3.1 Building or Structures**

Hurst Seagar and Wood's design is one of three houses of its type in the Settlement area (the others are nos. 16 and 21). It stands out amongst all the other Worker's Dwelling Act houses for its innovative bungalow-type design, which features low horizontal proportions, an almost square plan covered with a shallow-pitched pyramidal roof – with a prominent three-flue brick chimney in the centre – bevel-back weatherboard cladding, counterpointed with tall narrow casement windows, a deep open entry porch and a simple and unfussy appearance resulting from its complete lack of extraneous ornament. The interior was distinctive too, in particular for an attractive pyramidal coved ceiling in the living room.

This house has been considerably altered over time – the original entry porch has been filled in, the original windows replaced with different ones and new windows added, and the whole interior remodelled, although the living room retains its original coved ceiling. Although its authenticity has been reduced by these changes, its original form can still be understood.



## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	New Zealand is a country with a large state-owned housing stock, a legacy of a century and more of state-funded house construction that began in Petone in 1906. The role of the state in providing housing for those that cannot afford their own continues to this day and remains a core component of state provision of social welfare.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The completion of the first tranche of state houses in September 1906 was a notable event in New Zealand history. It was the culmination of an experiment in state intervention that helped usher in the welfare state.
<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: <i>High</i>
	The houses are strongly associated with many important people and organisations. These include the man who conceived the state housing scheme, Premier Richard Seddon, and the Secretary of Labour, Edward Tregear, who pushed to get the Workers' Dwelling Act passed. The designs were overseen by the Government Architect, John Campbell, while the scheme was managed by the Public Works Department. More specifically, no. 6 is associated with its designers, Hurst Seagar and Wood, who were prominent and successful Christchurch architects of the first decades of the 20th century.
<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: <i>High</i>
	The design of the Heretaunga Settlement houses demonstrates the standard the government aspired to in housing working people in the first decade of the 20th century. Many of the houses still show, through their internal (and external) arrangements, the way people lived at that time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.
<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: <i>Moderate</i>
	No. 6 is notable for its early bungalow-type design, featuring low horizontal proportions, a shallow-pitched roof, bevel-back weatherboards and a deliberate absence of ornament. The quality of its design is somewhat diminished by modern changes.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house is built with materials and techniques in common use at the time, which are well represented in Petone and the wider region.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	Although the house has been extensively modified, its original form can still be understood, and most of its original fabric remains in place.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Petone
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The house is an important part of the group of Worker's Dwelling Act houses in the Heretaunga Settlement area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.

<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: <i>High</i>
	The Heretaunga Settlement houses are widely known and valued for their heritage significance and connection with the origins of state provision of housing. All 25 houses remain and they are recognised for their collective, not individual, value. This recognition will only grow as the houses get older.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of significance: <i>Moderate</i>
	Generally speaking, this house and the other houses in the settlement are not unique or rare (625 houses were built nationally), but there can only be one first example of the housing scheme and it is in Petone. In addition, those 25 houses are further divided into seven different styles. Consequently, these can be considered rare, particularly when the sparing use of each design is considered

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of significance: <i>Moderate</i>
	The house is a good representative example of the first tranche of Worker's Dwelling Act houses.

## 5. Place information

<i>Reference</i>	<i>H087</i>
<i>Address</i>	<i>6 Patrick Street, Petone</i>
<i>Legal description</i>	<i>Sec 18 Block VIII Heretaunga Settlement DP 5172</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# *H089 12 Patrick Street, Petone (1906) House*



*12 Patrick Street, April 2024*



*Aerial imagery, HCC GIS Viewer, April 2024*

# 1. Summary of significance

Although it has been unsympathetically modified, this house is historically significant as one of the first houses completed in the country's first state housing scheme to build affordable homes for working people. Quickly erected over the winter of 1906, these 25 houses, in what was known as the Heretaunga Settlement, still stand as conspicuous, authentic reminders of a pivotal initiative by the Seddon-led Liberal government. The scheme ultimately failed to reach the government's objectives, but it remains one of many examples of the way the Liberal government used the power of the state to bring about change, which included providing women's suffrage (1893) and the first old-age pensions (1898). This house has had a history typical of many of the Settlement houses in that it was lived in for most of the 20th century by working class families, so, to some extent, the house has fulfilled the Liberal government's expectations.

This particular house was designed by the notable Wellington architectural partnership of Penty and Blake, three of whose designs were used at Petone. There are four examples of the 'York' pattern in the area, of which this is the most modified. The original design relied on its stickwork decoration to generate architectural interest; in this case virtually all of its decoration has been removed, and the house stands in a rather diminished state (especially by contrast with its immediate neighbours). However, its original form can still be understood. It remains an important member of the group of Heretaunga Settlement houses. It has a modest presence in the streetscape.

## 2. History

### 2.1 History of the place

The house at 12 Patrick Street is one of the houses built as part of the Heretaunga Settlement, the first state housing development in the country. Completed in 1906, the house was designed by Wellington architects Penty and Blake and titled 'York'.

The Liberal government under Premier Richard Seddon enacted progressive social legislation and programmes, of which the construction of state houses was amongst the most ambitious. Inspired by workers' houses he saw being built by local councils in London and Glasgow during a trip to the United Kingdom in the 1890s, Seddon wanted something similar provided for workers in his own country. Although provision was made for local authorities to provide housing under the Municipal Corporations Act 1900, little was done.<sup>1</sup>

Pushed by the Secretary of Labour, Edward Tregear, who was especially concerned about the living conditions of workers in New Zealand's main cities and the rents they were forced to pay, the Seddon-led government introduced the Workers' Dwelling Act in 1905 in a bid to provide quality housing that could either be rented or bought outright by the occupant. This made New Zealand 'the first nation in the Western world to provide public housing for its citizens'.<sup>2</sup> Applicants had to be workers i.e. involved in manual work, not already the owner of property and earning less than £156 a year.

Although the government intended the Act to cover the whole country, land was initially purchased in the four main centres (Auckland, Wellington, Christchurch, and Dunedin). To ensure variety in the built forms, a national competition was held to find a range of suitable

---

<sup>1</sup> Fill, Barbara 1984, *Seddon's State Houses: The Workers' Dwellings Act 1905 & The Heretaunga Settlement*, Wellington Regional Committee (New Zealand Historic Places Trust) Monograph No.1, Wellington p.5

<sup>2</sup> Mark Derby, 'Suburbs - The state builds suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-2> (accessed 19 April 2024)

designs, all to be built in timber. There were 150 entries submitted and 34 designs chosen for construction. Some of New Zealand's foremost architects of the day provided designs, although not all their designs were used. Two sets of designs were produced, one for the North Island and one for the South Island – a response to the contrasting climates in the two islands. There were further variations within the islands; Wellington had two-storey houses, but Auckland did not.<sup>3</sup>

Wellington was chosen as the location for the first settlement because rents were 30% higher there than anywhere else in the country. In September 1905, in anticipation of the bill's passing (which took place in November that year), the government bought 6.58 hectares of farmland<sup>4</sup> on the eastern side of Petone for £9,000 from Alfred Coles, Petone hotelier, politician and businessman.<sup>5</sup> The reason it could not find suitable land closer to Wellington was the sheer cost of the land, although it was thought that a suburban location would offer a healthier living environment.<sup>6</sup> The locations were to have significant implications for the success of the scheme.

Tenders for the Petone houses were called in April 1906 by the Government's chief architect John Campbell. Tenderers were asked to price for 'at least all the houses of similar design', or 'for the whole of the buildings'.<sup>7</sup> A further tender for three houses was called in June.<sup>8</sup> The Government offered seven designs to choose from, a mix of single storey and two storey houses, all with five rooms (living room, kitchen/dining room and three bedrooms), along with a bathroom and outbuildings, such as a coal store and toilet. Six of the designs were from Wellington architects, while the seventh was the work of Christchurch architects Samuel Hurst Seager and Cecil Wood. There were three designs from Penty and Blake, and one each from Joshua Charlesworth, Jack Hoggard and William Gray Young. The designs had competition names, some of which alluded to the purpose and aspirations of the housing programme. Hoggard's design, for instance, was known as 'Kia Ora', Gray Young's was 'Young New Zealander' and one of Penty and Blake's was called 'Suburban'.<sup>9</sup>

The successful tenderers for the first tranche of construction work were Johnson and Nicholson, H.G. Young, E.J. Pointon and Page and Anderson. Young and Pointon were based in Petone, the others in Wellington. Their engagement, including tender prices, was announced in the press in May 1906, as follows:

The Public Works Department has accepted the following tenders for the erection of 22 workmen's cottages at Petone: — Johnson and Nicholson, three cottages, according to Penty and Blake's No. 1 design, £1,163 ; same firm, three cottages, Penty and Blake's No. 2 design, £1,137; same firm, four cottages, Mr. Young's design, £1465; H. G. Young, four cottages, Penty and Blake's No. 3 design, £1,420; E. J. Pointon, three cottages, J. Hoggard's design, £1,170 ; Page and Anderson, five cottages, Hurst-Seager and Wood's design, £1,920.<sup>10</sup>

---

<sup>3</sup> Fill, p.9

<sup>4</sup> CT WN146/49, LINZ

<sup>5</sup> *Wairarapa Daily Times*, 4 September 1906, p.2

<sup>6</sup> Fill, p.9

<sup>7</sup> *Evening Post*, 19 April 1906, p.7

<sup>8</sup> *Evening Post*, 8 June 1906, p.7

<sup>9</sup> Fill, pp.19-33

<sup>10</sup> *Evening Post*, 26 May 1906, p.6

RETURN under Workers' Dwellings Act re Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
<i>Heretaunga Settlement, Petone.</i>										
	P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	18-0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Cabinetmaker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Engine-driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 5 7	3 0 3	12 0
Machinist ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Storeman ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
" ..	18-0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Compositor ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 1 0	3 0 3	11 11
Labourer ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bookbinder ..	14-7	40 0	100 0 0	5	90 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Tanner ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Pattern-maker ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Meat-grader ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Storeman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Painter ..	13-3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 6
Weaver ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Fireman ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Labourer ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 1
Slaughterman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bricklayer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 3 2	3 1 0	12 4
Warehouseman ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Striker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 3
Railway porter ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 19 0	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3

*The composition of occupants in the Petone (and Coromandel Street) houses, 1908. An extract from 'Workers' Dwellings (Report On), By The Hon. The Minister of Labour', Appendix to the Journals of the House of Representatives, 1908 Session I, H-11b*

The contractors were remarkably productive despite the fact that one of them – Johnson and Nicholson – had to advertise for carpenters to help meet their deadline.<sup>11</sup> The first batch of 25 houses was ready for distribution by the Land Board by early September 1906.<sup>12</sup> They were advertised as being available for lease for 50 years, with right of renewal for further term of 50 years, or an option of acquiring the freehold.<sup>13</sup>

However, take up was slow, with just six houses secured by early October.<sup>14</sup> The distance from Wellington and the lack of public transport were two factors. Many workers found it difficult to raise the necessary deposit to apply for a house or fund the cost of renting because the government had to recoup its investment and the quality of the house was too high in relation to the income thresholds set. While this problem was particularly acute at Petone, the government could have provided lower quality houses to make them more appealing. The government concluded that the eligibility threshold had to be lifted to get enough applicants (particularly in Petone). The scope was expanded from £156 to £200 by an amendment to the act later that year. This helped take up in Auckland but had little effect at Petone. It took the provision of public transport – a horse-drawn bus – between the settlement and the railway station before the houses were filled.<sup>15</sup> In all, only 34 houses were built at Petone. By 1919, when the scheme ended, only 647 houses had been built nationally. Seddon had dreamt of building 5,000.<sup>16</sup>

<sup>11</sup> *New Zealand Times*, 21 August 1906, p.1

<sup>12</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>13</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>14</sup> *Evening Post*, 3 October 1906, p.3

<sup>15</sup> Fill, p.15

<sup>16</sup> Fill, p.15



Most of the Workers Dwelling Act houses were retained by the government for at least two decades, but they began to be sold off to the private market in the late 1920s and this process carried on until after World War II. It was far from the end for state housing though, with the first Labour Government starting a grand state housing project in 1935, one which was to have a significant impact on the development of the nation.

By the 1980s, the importance of the Liberal government's housing initiative was becoming more widely appreciated and in 1984 the houses erected under the Workers' Dwellings Act at Petone were declared an historic area by the New Zealand Historic Places Trust (NZHPT). In 1989, 10 of the houses were registered by the NZHPT and the Hutt City Council declared the area a Residential Heritage Zone, later to become a fully-fledged heritage area. The area began attracting more middle-class owners as Petone puts its industrial days behind it and became more gentrified, a process that was mostly completed in the early 21st century.

No.12 Patrick Street, 'York', was one of four of the Penty and Blake design and built by H.G. Young, a Petone contractor, who was also, at the time, a Petone Borough councillor. The first occupant of the house was Albert Cox, a warehouseman, and his family. By 1914, Agnes Beard and her husband Fred, a railway employee (later a crane driver), who had worked on the construction of some of the houses,<sup>17</sup> had moved in. Not long after they arrived, Fred Beard got ill and Agnes had to support the family selling paper flowers in Jackson Street.<sup>18</sup> The family remained in the house for over 40 years,<sup>19</sup> bringing up 10 children.<sup>20</sup> In 1930, Fred Beard bought the property from the government. He died in 1954 and Agnes Beard died in 1959. The property was transferred to their son James Beard, a fitter, the following year.<sup>21</sup>

In 1965, Beard jnr. sold the house to Emily Etridge, wife of Sid Etridge, a plasterer. The Etridges lived in the house until 1973, when it was sold Edwin Lancashire, a piano tuner, and his wife Elizabeth, a clerk. They in turn sold the house to William Hamidge in 1976 and in 1978 it was bought by Patrick Moriarity, a researcher.<sup>22</sup> He remains the owner and occupant.

The house has lost much of its external half-timbering, a number of its windows and its chimneys. It's not clear when those changes were undertaken. A garage and drive were built on the north side of the property – again, date unknown, but possibly early. In 2016, a resource consent was issued for the installation of wall insulation.<sup>23</sup>

## 2.2 Construction Professionals

### *Penty and Blake*

<https://www.wellingtoncityheritage.org.nz/architects/penty-and-blake?q=>  
[retrieved 27 May 2024]

## 2.3 Sources

See footnotes.

---

<sup>17</sup> Fill, p.37

<sup>18</sup> Ibid.

<sup>19</sup> *Wises New Zealand Post Office Directory*, 1908-53

<sup>20</sup> Fill, p.37

<sup>21</sup> CT WN424/36, LINZ

<sup>22</sup> Ibid.; New Zealand Electoral Rolls, 1965-1995

<sup>23</sup> BC160253, 12 Patrick Street PETONE 5012, P Moriarity, Residential - Retrofit wall insulation, Hutt City Council Issued Building Consents for April 2016

### **3. Physical Description**

#### **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in key directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential areas are diverse in visual, architectural, and historic character, but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century; characteristically divided into small lots, the houses are, by and large, set closely together. Within this broader context, the Heretaunga Settlement area, located in the midst of the residential zone to the east of Petone, close to the mouth of Te Awakairangi and the beach, is notable for its consistent and coherent architectural and historic character. This is conferred by its varied collection of architect-designed houses that all spring from a common source, are of a common age and quality, and which have a common history of use.

12 Patrick Street sits in the middle of the block. Its single-storey scale and slightly forlorn stripped appearance stand out by contrast with its flanking neighbours, a pair of rather more glamorous two-storey neighbours each with their decoration intact. Set close to the south boundary, it has a small front yard and modern fence, and a larger rear yard, dominated by a modern garage at the north-east corner and associated driveway.

#### **3.2 Building or Structures**

This modest single storey house, designed by prominent Wellington architects Penty & Blake, is one of four of its type in the Settlement area (the others are nos. 18, 20 and 25). This is the most outwardly modified of the trio, although its original form still remains intact.

The 'York' design was a simple rectangular box under a moderately-pitched hipped roof of corrugated steel, with a wide projecting bay under a gable end at the street front, the main entry recessed in a porch on the side of the house, and a full-width lean-to at the rear containing the utility spaces. The house had a tall stud height, conferring a vertical proportion to its main elevation. Its architectural character derived from the projecting front bay and its gable, its symmetry, and its simple but strongly rhythmic and visually busy detailing.

As seen at no. 25, the main elevation, fully symmetric about the front gable, was dressed in vertical stickwork with closely spaced battens over rusticated weatherboard cladding, broken over a dentil course at the entablature of the gable, and a symmetric pair of double-hung windows was fitted in between the battens. The pattern of battens and interleaved windows continued along the side elevations. The house was set on a concrete foundation plinth, with a roughcast plaster finish.

Over time, the main elevation of no. 12 has been modified subtractively, to the detriment of its appearance, by the removal of nearly all of the battening, the replacement of windows

with inappropriate aluminium joinery, and changes in the disposition of the windows. This has had the effect of undoing its original balance, and taking away most of the visual interest that was inherent in its original detailing. However the overall form of the house remains unchanged, and the original rusticated weatherboard cladding and corner boards remain, as does the moulded trim below the gable end.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	New Zealand is a country with a large state-owned housing stock, a legacy of a century and more of state-funded house construction that began in Petone in 1906. The role of the state in providing housing for those that cannot afford their own continues to this day and remains a core component of state provision of social welfare.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The completion of the first tranche of state houses in September 1906 was a notable event in New Zealand history. It was the culmination of an experiment in state intervention that helped usher in the welfare state.
<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: <i>High</i>
	The houses are strongly associated with many important people and organisations. These include the man who conceived the state housing scheme, Premier Richard Seddon, and the Secretary of Labour, Edward Tregear, who pushed to get the Workers' Dwelling Act passed. The designs were overseen by the Government Architect, John Campbell, while the scheme was managed by the Public Works Department. More specifically, no.12 is associated with its designers, Penty and Blake, who were prominent and successful Wellington-based architects in the late 1890s and early 20th century.

<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>	<p>Level of Significance: <i>High</i></p>
	<p>The design of the Heretaunga Settlement houses demonstrates the standard the government aspired to in housing working people in the first decade of the 20th century. Many of the houses still show, through their internal (and external) arrangements, the way people lived at that time.</p>

<p><b>Physical Values</b></p>	
<p><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>	<p>Level of Significance: <i>Low</i></p>
	<p>The archaeological value of the place is likely to be low.</p>
<p><i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>Despite unsympathetic alterations that have significantly changed the appearance of its street elevation and removed most of its ornamentation, the original form of the house is little changed and can still be clearly understood.</p>
<p><i>iii) 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.</i></p>	<p>Level of Significance: <i>Low</i></p>
	<p>The house is built with materials and techniques in common use at the time, which are well represented in Petone and the wider region.</p>
<p><i>iv) 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.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>Although the house has been modified over time, including stripping off most of its decoration and installing replacement aluminium windows, its original form can still be clearly understood, and it has a moderate level of integrity.</p>
<p><i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i></p>	<p>Level of Significance: <i>Low</i></p>
	<p>The house is not particularly old in the context of Petone.</p>

<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The house is an important part of the group of Worker's Dwelling Act houses in the Heretaunga Settlement area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>High</i>
	The Heretaunga Settlement houses are widely known and valued for their heritage significance and connection with the origins of state provision of housing. All 25 of the original houses remain and they are recognised for their collective, not individual, value. This recognition will only grow as the houses get older.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Generally speaking, this house and the other houses in the settlement are not unique or rare (625 houses were built nationally), but there can only be one first example of the housing scheme and it is in Petone. In addition, those 25 houses are further divided into seven different styles. Consequently, these can be considered rare, particularly when the sparing use of each design is considered.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	The house is a good representative example of the first tranche of Worker's Dwelling Act houses.

## 5. Place information

<i>Reference</i>	<i>H089</i>
<i>Address</i>	<i>12 Patrick Street, Petone</i>
<i>Legal description</i>	<i>Sec 12 Block VIII Heretaunga Settlement DP 5172</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H089 45 Adelaide Street, Petone (1906) House



45 Adelaide Street, Petone, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This house is historically significant as one of the first houses completed in the country's first state housing scheme to build affordable homes for working people. Quickly erected over the winter of 1906, these 25 houses, in what was known as the Heretaunga Settlement, still stand as conspicuous, authentic reminders of a pivotal initiative by the Seddon-led Liberal government. The scheme ultimately failed to reach the government's objectives, but it remains one of many examples of the way the Liberal government used the power of the state to bring about change, which included providing women's suffrage (1893) and the first old-age pensions (1898). The house has had a history typical of many of the Heretaunga Settlement houses in that it was lived in for most of the 20th century by working class families, so, to some extent, the house has fulfilled the Liberal government's expectations.

This particular house was designed by the notable Wellington architectural partnership of Penty and Blake, three of whose designs were used at Petone. Set on a prominent crossroads intersection where it can be seen in the round, the 'Spero' design is lively and interesting design, belying its modest scale. The house has high architectural value in its elegant tall vertical proportions and the interplay of one- and two-storey elements, its interesting roofscape, and the use of contrasting materials to enrich the elevations, and it has a strong presence in the local streetscape. The house is an important member of the group of Settlement houses.

## 2. History

### 2.1 History of the place

The house at 45 Adelaide Street is one of the houses built as part of the Heretaunga Settlement, the first state housing development in the country. Completed in 1906, the house was designed by Wellington architects Penty and Blake and titled 'Spero'.

The Liberal government under Premier Richard Seddon enacted progressive social legislation and programmes, of which the construction of state houses was amongst the most ambitious. Inspired by workers' houses he saw being built by local councils in London and Glasgow during a trip to the United Kingdom in the 1890s, Seddon wanted something similar provided for workers in his own country. Although provision was made for local authorities to provide housing under the Municipal Corporations Act 1900, little was done.<sup>1</sup>

Pushed by the Secretary of Labour, Edward Tregear, who was especially concerned about the living conditions of workers in New Zealand's main cities and the rents they were forced to pay, the Seddon-led government introduced the Workers' Dwelling Act in 1905 in a bid to provide quality housing that could either be rented or bought outright by the occupant. This made New Zealand 'the first nation in the Western world to provide public housing for its citizens'.<sup>2</sup> Applicants had to be workers i.e. involved in manual work, not already the owner of property and earning less than £156 a year.

Although the government intended the Act to cover the whole country, land was initially purchased in the four main centres (Auckland, Wellington, Christchurch, and Dunedin). To ensure variety in the built forms, a national competition was held to find a range of suitable designs, all to be built in timber. There were 150 entries submitted and 34 designs chosen for

---

<sup>1</sup> Fill, Barbara 1984, *Seddon's State Houses: The Workers' Dwellings Act 1905 & The Heretaunga Settlement*, Wellington Regional Committee (New Zealand Historic Places Trust) Monograph No.1, Wellington p.5

<sup>2</sup> Mark Derby, 'Suburbs - The state builds suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-2> (accessed 19 April 2024)



construction. Some of New Zealand's foremost architects of the day provided designs, although not all their designs were used. Two sets of designs were produced, one for the North Island and one for the South Island – a response to the contrasting climates in the two islands. There were further variations within the islands; Wellington had two-storey houses, but Auckland did not.<sup>3</sup>

Wellington was chosen as the location for the first settlement because rents were 30% higher there than anywhere else in the country. In September 1905, in anticipation of the bill's passing (which took place in November that year), the government bought 6.58 hectares of farmland<sup>4</sup> on the eastern side of Petone for £9,000 from Alfred Coles, Petone hotelier, politician and businessman.<sup>5</sup> The reason it could not find suitable land closer to Wellington was the sheer cost of the land, although it was thought that a suburban location would offer a healthier living environment.<sup>6</sup> The locations were to have significant implications for the success of the scheme.

Tenders for the Petone houses were called in April 1906 by the Government's chief architect John Campbell. Tenderers were asked to price for 'at least all the houses of similar design', or 'for the whole of the buildings'.<sup>7</sup> A further tender for three houses was called in June.<sup>8</sup> The Government offered seven designs to choose from, a mix of single storey and two storey houses, all with five rooms (living room, kitchen/dining room and three bedrooms), along with a bathroom and outbuildings, such as a coal store and toilet. Six of the designs were from Wellington architects, while the seventh was the work of Christchurch architects Samuel Hurst Seager and Cecil Wood. There were three designs from Penty and Blake, and one each from Joshua Charlesworth, Jack Hoggard and William Gray Young. The designs had competition names, some of which alluded to the purpose and aspirations of the housing programme. Hoggard's design, for instance, was known as 'Kia Ora', Gray Young's was 'Young New Zealander' and one of Penty and Blake's was called 'Suburban'.<sup>9</sup>

The successful tenderers for the first tranche of construction work were Johnson and Nicholson, H.G. Young, E.J. Pointon and Page and Anderson. Young and Pointon were based in Petone, the others in Wellington. Their engagement, including tender prices, was announced in the press in May 1906, as follows:

The Public Works Department has accepted the following tenders for the erection of 22 workmen's cottages at Petone: — Johnson and Nicholson, three cottages, according to Penty and Blake's No. 1 design, £1,163 ; same firm, three cottages, Penty and Blake's No. 2 design, £1,137; same firm, four cottages, Mr. Young's design, £1,465; H. G. Young, four cottages, Penty and Blake's No. 3 design, £1,420; E. J. Pointon, three cottages, J. Hoggard's design, £1,170 ; Page and Anderson, five cottages, Hurst-Seager and Wood's design, £1,920.<sup>10</sup>

---

<sup>3</sup> Fill, p.9

<sup>4</sup> CT WN146/49, LINZ

<sup>5</sup> *Wairarapa Daily Times*, 4 September 1906, p.2

<sup>6</sup> Fill, p.9

<sup>7</sup> *Evening Post*, 19 April 1906, p.7

<sup>8</sup> *Evening Post*, 8 June 1906, p.7

<sup>9</sup> Fill, pp.19-33

<sup>10</sup> *Evening Post*, 26 May 1906, p.6

RETURN under Workers' Dwellings Act re Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
<i>Heretaunga Settlement, Petone.</i>										
	P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	18-0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Cabinetmaker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Engine-driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 5 7	3 0 3	12 0
Machinist ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Storeman ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
" ..	18-0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Compositor ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 1 0	3 0 3	11 11
Labourer ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bookbinder ..	14-7	40 0	100 0 0	5	90 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Tanner ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Pattern-maker ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Meat-grader ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Storeman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Painter ..	13-3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 6
Weaver ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Fireman ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Labourer ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 1
Slaughterman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bricklayer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 3 2	3 1 0	12 4
Warehouseman ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Striker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 3
Railway porter ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 19 0	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3

*The composition of occupants in the Petone (and Coromandel Street) houses, 1908. An extract from 'Workers' Dwellings (Report On), By The Hon. The Minister of Labour', Appendix to the Journals of the House of Representatives, 1908 Session I, H-11b*

The contractors were remarkably productive despite the fact that one of them – Johnson and Nicholson – had to advertise for carpenters to help meet their deadline.<sup>11</sup> The first batch of 25 houses was ready for distribution by the Land Board by early September 1906.<sup>12</sup> They were advertised as being available for lease for 50 years, with right of renewal for further term of 50 years, or an option of acquiring the freehold.<sup>13</sup>

However, take up was slow, with just six houses secured by early October.<sup>14</sup> The distance from Wellington and the lack of public transport were two factors. Many workers found it difficult to raise the necessary deposit to apply for a house or fund the cost of renting because the government had to recoup its investment and the quality of the house was too high in relation to the income thresholds set. While this problem was particularly acute at Petone, the government could have provided lower quality houses to make them more appealing. The government concluded that the eligibility threshold had to be lifted to get enough applicants (particularly in Petone). The scope was expanded from £156 to £200 by an amendment to the act later that year. This helped take up in Auckland but had little effect at Petone. It took the provision of public transport – a horse-drawn bus – between the settlement and the railway station before the houses were filled.<sup>15</sup> In all, only 34 houses were built at Petone. By 1919, when the scheme ended, only 647 houses had been built nationally. Seddon had dreamt of building 5,000.<sup>16</sup>

<sup>11</sup> *New Zealand Times*, 21 August 1906, p.1

<sup>12</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>13</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>14</sup> *Evening Post*, 3 October 1906, p.3

<sup>15</sup> Fill, p.15

<sup>16</sup> Fill, p.15

Most of the Workers Dwelling Act houses were retained by the government for at least two decades, but they began to be sold off to the private market in the late 1920s and this process carried on until after World War II. It was far from the end for state housing though, with the first Labour Government starting a grand state housing project in 1935, one which was to have a significant impact on the development of the nation.

By the 1980s, the importance of the Liberal government's housing initiative was becoming more widely appreciated and in 1984 the houses erected under the Workers' Dwellings Act at Petone were declared an historic area by the New Zealand Historic Places Trust (NZHPT). In 1989, 10 of the houses were registered by the NZHPT and the Hutt City Council declared the area a Residential Heritage Zone, later to become a fully-fledged heritage area. The area began attracting more middle-class owners as Petone puts its industrial days behind it and became more gentrified, a process that was mostly completed in the early 21st century.

The two-storey house at 45 Adelaide Street was designed by Penty and Blake and titled 'Spero', which may be a reference to the Latin word for hope or anticipation. The design ran into issues with Petone Borough Council sanitary by-laws, which dictated that ground floor rooms had to have 10 feet (3m) studs and, upstairs, nine feet (2.75m) to allow enough space per person in the house i.e. avoid overcrowding. 'Spero' had only nine feet on the ground floor and eight feet six inches (2.6m) upstairs. With the cove in the roof, this dropped to five feet six inches (1.67m) on the side walls. As Fill explains it, 'when asked if the by-laws needed to be observed, Mr Kensington, the chairman of the committee supervising the erection of the dwellings, thought the by-law could be ignored'.<sup>17</sup> The house was built by Johnson and Nicholson.

The first recorded occupant of the house was Francis Gower, a tannery worker. Listings are haphazard, but there was a regular turnover of tenants at first. By 1911, the house was let to William Pearce, a carpenter. In 1914, Frederick Cox, a labourer, was the occupant. Charles Millward, a chairmaker, occupied the house from c.1915 until 1922.<sup>18</sup> That year, Robert Clark, a labourer, began a tenancy, together with his wife Eliza and three children. In 1940 Clark bought the house from the government. Eliza died in 1942 and in 1947, Robert transferred the house to his youngest child, Raymond, a seaman.<sup>19</sup> He had married Margaret Fowler in 1942 and the couple lived at no.45, Raymond having left to live in a house in William Street.<sup>20</sup> Raymond Clark died in 1951, aged just 38, and the house was transferred to his widow. She sold the house to Betty Hume in 1953<sup>21</sup> and later remarried.

Betty Hume and her husband James, a machinist, lived at no.45 until they sold the house to Clifford Medland, a cleaner, in 1966. He and his wife Marjorie remained the owners and occupants for the next 38 years. In 1987 they sought permission to build a sunporch on the ground floor<sup>22</sup> but it's not clear if that was ever built. In 2004, the Medlands sold the property to Sandra Palmer and Scott Parkes. In 2014, the house was purchased by Janine Parker.<sup>23</sup>

---

<sup>18</sup> *Wises New Zealand Post Office Directory*, 1908-1923; New Zealand Electoral Rolls, 1922, Hutt Electorate

<sup>19</sup> CT WN480/260, LINZ

<sup>20</sup> New Zealand Electoral Rolls, 1943, Hutt Electorate

<sup>21</sup> CT WN480/260, LINZ

<sup>22</sup> See file ARCH35349, 45 Adelaide Street, 1987, HCC Archives

<sup>23</sup> CT WN480/260, LINZ. Occupations cited courtesy of New Zealand Electoral Rolls (various).

## 2.2 Construction Professionals

*Penty and Blake*

<https://www.wellingtoncityheritage.org.nz/architects/penty-and-blake?q=>  
[retrieved 27 May 2024]

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in key directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential areas are diverse in visual, architectural, and historic character, but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century; characteristically divided into small lots, the houses are, by and large, set closely together. Within this broader context, the Heretaunga Settlement area, located in the midst of the residential zone to the east of Petone, close to the mouth of Te Awakairangi and the beach, is notable for its consistent and coherent architectural and historic character. This is conferred by its varied collection of architect-designed Worker's Dwelling Act houses that all spring from a common source, are of a common scale, age and quality, and which have a common history of use.

45 Adelaide Street sits on a prominent open site at the north-west corner of the crossroads with Patrick Street, where it stands out in the local streetscape, with its two main elevations each facing a road. There are two-storey Workers Dwelling Act houses on three of the four corners of the intersection, making a distinctive grouping in the local streetscape. The house is sited towards the street corner, with gardens around two sides and a rear yard; there is a low single modern garage at the northwest corner of indeterminate vintage, modern fencing to the boundaries, and a stylised pergola at the front gate. The front gardens contribute to the street appeal of the house.

## 3.2 Building or Structures

This compact two-storey house, designed by prominent Wellington architects Penty & Blake, is one of three of its particular type in the Settlement area. Based on a compact and relatively narrow L-shaped plan with a steeply pitched roof, it has distinctive tall vertical proportions and is notable for its lively interplay of one- and two-storey forms, materials, and decoration. The two-storey core is visually buttressed by single-storey two lean-to's with mono-slope

roofs, one at the front of the house in the internal angle of the L, containing the entry porch, and another at the back of the house, containing utility spaces. The first-floor spaces are set half in the roof, with low side walls.

The two intersecting gables of the roof, with full gables to the main elevation and off-side elevations and a half-hipped gable to the street elevation on the east and broad eaves with decorative corner brackets, make for a varied and interesting roofscape. The main roofs are sheathed in contemporary metal tiles, the lean-to roofs in corrugated steel. The main body of the house is clad with broad rusticated weatherboards, with wide corner boards and facings to the double-hung windows. Considerable visual interest is added by the simple stickwork infill of vertical timber battens over fibre-cement sheeting in the feature gables, which further draws out the vertical proportions of the design; each gable contains a double-hung window.

No. 45 is oriented with its main elevation facing south to Adelaide Street. The porch is recessed under a single storey lean-to roof, below a small high-level window at the first floor. To the left of the porch, the triple window in the living room has a hood on decorative brackets; a moulded cornice divides the lower wall face from the stickwork above, a detail also carried over to the east elevation.

The house has been somewhat modified over time, with a substantial lean-to extension on the east, and a further extension added onto the original north lean-to, both designed in keeping with the original house; the original corrugated steel roofing has been replaced with metal tiles, and a trellis screen has been put up in front of the entry porch, with the roof extended to provide additional shelter. However, its original form can still be clearly understood.

## 4. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>High</i>
	New Zealand is a country with a large state-owned housing stock, a legacy of a century and more of state-funded house construction that began in Petone in 1906. The role of the state in providing housing for those that cannot afford their own continues to this day and remains a core component of state provision of social welfare.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>High</i>
	The completion of the first tranche of state houses in September 1906 was a notable event in New Zealand history. It was the culmination of an experiment in state intervention that helped usher in the welfare state.

<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: <i>High</i>
	The houses are strongly associated with many important people and organisations. These include the man who conceived the state housing scheme, Premier Richard Seddon, and the Secretary of Labour, Edward Tregear, who pushed to get the Workers' Dwelling Act passed. The designs were overseen by the Government Architect, John Campbell, while the scheme was managed by the Public Works Department. More specifically, no. 45 is associated with its designers, Penty and Blake, who were prominent and successful Wellington-based architects in the late 1890s and early 20th century.
<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: <i>High</i>
	The design of the Heretaunga Settlement houses demonstrates the standard the government aspired to in housing working people in the first decade of the 20th century. Many of the houses still show, through their internal (and external) arrangements, the way people lived at that time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.
<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: <i>High</i>
	Designed by notable Wellington architects Penty & Blake, the 'Spero' design has a high level of architectural value in its tall vertical proportions, steeply-pitched roofs, interplay of one- and two-storey forms, and its use of material and detailing to create a lively and interesting architectural composition.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house is built with materials and techniques in common use at the time, which are well represented in Petone and the wider region.

iv) <i>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.</i>	Level of Significance: <i>High</i>
	Although the house has been modified over time, including lean-to additions, its original form can still be clearly understood, and it has a high level of integrity.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Petone.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The house is an important part of the group of Worker's Dwelling Act houses in the Heretaunga Settlement area. It stands out in the local streetscape, in part due to its prominent corner site.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is associated with the building.
ii) <i>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: <i>High</i>
	The Heretaunga Settlement Worker's Dwelling Act houses are widely known and valued for their heritage significance and connection with the origins of state provision of housing. All 25 of the original houses remain and they are recognised for their collective, not individual, value. This recognition will only grow as the houses get older.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of significance: <i>Moderate</i>
	Generally speaking, this house and the other houses in the settlement are not unique or rare (625 houses were built nationally), but there can only be one first example of the housing scheme and it is in Petone. In addition, those 25 houses are further divided into seven different styles. Consequently, these can be considered rare, particularly when the sparing use of each design is considered.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of significance: <i>Moderate</i>
	The house is a good representative example of the first tranche of Worker's Dwelling Act houses.

## 5. Place information

<i>Reference</i>	<i>H089</i>
<i>Address</i>	<i>45 Adelaide Street, Petone</i>
<i>Legal description</i>	<i>Sec 18 Block II Heretaunga Settlement DP 5172</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: May 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*



# H090 20 Patrick Street, Petone (1906) House



20 Patrick Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This house is historically significant as one of the first houses completed in the country's first state housing scheme to build affordable homes for working people. Quickly erected over the winter of 1906, these 25 original houses, in what was known as the Heretaunga Settlement, still stand as conspicuous, authentic reminders of a pivotal initiative by the Seddon-led Liberal government. The scheme ultimately failed to reach the government's objectives, but it remains one of many examples of the way the Liberal government used the power of the state to bring about change, which included providing women's suffrage (1893) and the first old-age pensions (1898). The house has had a history typical of many of the Heretaunga Settlement houses in that it was lived in for most of the 20th century by working class families, so, to some extent, the house has fulfilled the Liberal government's expectations.

This particular house was designed by the notable Wellington architectural partnership of Penty and Blake, three of whose designs were used at Petone. There are four examples of the 'York' pattern in the area. Although the house has been modified by changes to its window joinery, its original form and most of its decorative intent can still be clearly understood. The house has a modest presence in the local streetscape. It is an important member of the group of Heretaunga Settlement houses.

## 2. History

### 2.1 History of the place

The house at 20 Patrick Street is one of the houses built as part of the Heretaunga Settlement, the first state housing development in the country. Completed in 1906, the house was designed by prominent Wellington architects Penty and Blake and titled 'York'.

The Liberal government under Premier Richard Seddon enacted progressive social legislation and programmes, of which the construction of state houses was amongst the most ambitious. Inspired by workers' houses he saw being built by local councils in London and Glasgow during a trip to the United Kingdom in the 1890s, Seddon wanted something similar provided for workers in his own country. Although provision was made for local authorities to provide housing under the Municipal Corporations Act 1900, little was done.<sup>1</sup>

Pushed by the Secretary of Labour, Edward Tregear, who was especially concerned about the living conditions of workers in New Zealand's main cities and the rents they were forced to pay, the Seddon-led government introduced the Workers' Dwelling Act in 1905 in a bid to provide quality housing that could either be rented or bought outright by the occupant. This made New Zealand 'the first nation in the Western world to provide public housing for its citizens'.<sup>2</sup> Applicants had to be workers i.e. involved in manual work, not already the owner of property and earning less than £156 a year.

Although the government intended the Act to cover the whole country, land was initially purchased in the four main centres (Auckland, Wellington, Christchurch, and Dunedin). To ensure variety in the built forms, a national competition was held to find a range of suitable designs, all to be built in timber. There were 150 entries submitted and 34 designs chosen for construction. Some of New Zealand's foremost architects of the day provided designs, although not all their designs were used. Two sets of designs were produced, one for the

---

<sup>1</sup> Fill, Barbara 1984, *Seddon's State Houses: The Workers' Dwellings Act 1905 & The Heretaunga Settlement*, Wellington Regional Committee (New Zealand Historic Places Trust) Monograph No.1, Wellington p.5

<sup>2</sup> Mark Derby, 'Suburbs - The state builds suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-2> (accessed 19 April 2024)

North Island and one for the South Island – a response to the contrasting climates in the two islands. There were further variations within the islands; Wellington had two-storey houses, but Auckland did not.<sup>3</sup>

Wellington was chosen as the location for the first settlement because rents were 30% higher there than anywhere else in the country. In September 1905, in anticipation of the bill's passing (which took place in November that year), the government bought 6.58 hectares of farmland<sup>4</sup> on the eastern side of Petone for £9,000 from Alfred Coles, Petone hotelier, politician and businessman.<sup>5</sup> The reason it could not find suitable land closer to Wellington was the sheer cost of the land, although it was thought that a suburban location would offer a healthier living environment.<sup>6</sup> The locations were to have significant implications for the success of the scheme.

Tenders for the Petone houses were called in April 1906 by the Government's chief architect John Campbell. Tenderers were asked to price for 'at least all the houses of similar design', or 'for the whole of the buildings'.<sup>7</sup> A further tender for three houses was called in June.<sup>8</sup> The Government offered seven designs to choose from, a mix of single storey and two storey houses, all with five rooms (living room, kitchen/dining room and three bedrooms), along with a bathroom and outbuildings, such as a coal store and toilet. Six of the designs were from Wellington architects, while the seventh was the work of Christchurch architects Samuel Hurst Seager and Cecil Wood. There were three designs from Penty and Blake, and one each from Joshua Charlesworth, Jack Hoggard and William Gray Young. The designs had competition names, some of which alluded to the purpose and aspirations of the housing programme. Hoggard's design, for instance, was known as 'Kia Ora', Gray Young's was 'Young New Zealander' and one of Penty and Blake's was called 'Suburban'.<sup>9</sup>

The successful tenderers for the first tranche of construction work were Johnson and Nicholson, H.G. Young, E.J. Pointon and Page and Anderson. Young and Pointon were based in Petone, the others in Wellington. Their engagement, including tender prices, was announced in the press in May 1906, as follows:

The Public Works Department has accepted the following tenders for the erection of 22 workmen's cottages at Petone: — Johnson and Nicholson, three cottages, according to Penty and Blake's No. 1 design, £1,163 ; same firm, three cottages, Penty and Blake's No. 2 design, £1,137; same firm, four cottages, Mr. Young's design, £1,465; H. G. Young, four cottages, Penty and Blake's No. 3 design, £1420; E. J. Pointon, three cottages, J. Hoggard's design, £1,170 ; Page and Anderson, five cottages, Hurst-Seager and Wood's design, £1,920.<sup>10</sup>

---

<sup>3</sup> Fill, p.9

<sup>4</sup> CT WN146/49, LINZ

<sup>5</sup> *Wairarapa Daily Times*, 4 September 1906, p.2

<sup>6</sup> Fill, p.9

<sup>7</sup> *Evening Post*, 19 April 1906, p.7

<sup>8</sup> *Evening Post*, 8 June 1906, p.7

<sup>9</sup> Fill, pp.19-33

<sup>10</sup> *Evening Post*, 26 May 1906, p.6

RETURN under Workers' Dwellings Act re Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
<i>Heretaunga Settlement, Petone.</i>										
	P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	18-0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Cabinetmaker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Engine-driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 5 7	3 0 3	12 0
Machinist ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Storeman ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
" ..	18-0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Compositor ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 1 0	3 0 3	11 11
Labourer ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bookbinder ..	14-7	40 0	100 0 0	5	90 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Tanner ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Pattern-maker ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Meat-grader ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Storeman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Painter ..	13-3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 6
Weaver ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Fireman ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Labourer ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 1
Slaughterman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bricklayer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 3 2	3 1 0	12 4
Warehouseman ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Striker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 3
Railway porter ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 19 0	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3

*The composition of occupants in the Petone (and Coromandel Street) houses, 1908. An extract from 'Workers' Dwellings (Report On), By The Hon. The Minister of Labour', Appendix to the Journals of the House of Representatives, 1908 Session I, H-11b*

The contractors were remarkably productive despite the fact that one of them – Johnson and Nicholson – had to advertise for carpenters to help meet their deadline.<sup>11</sup> The first batch of 25 houses was ready for distribution by the Land Board by early September 1906.<sup>12</sup> They were advertised as being available for lease for 50 years, with right of renewal for further term of 50 years, or an option of acquiring the freehold.<sup>13</sup>

However, take up was slow, with just six houses secured by early October.<sup>14</sup> The distance from Wellington and the lack of public transport were two factors. Many workers found it difficult to raise the necessary deposit to apply for a house or fund the cost of renting because the government had to recoup its investment and the quality of the house was too high in relation to the income thresholds set. While this problem was particularly acute at Petone, the government could have provided lower quality houses to make them more appealing. The government concluded that the eligibility threshold had to be lifted to get enough applicants (particularly in Petone). The scope was expanded from £156 to £200 by an amendment to the act later that year. This helped take up in Auckland but had little effect at Petone. It took the provision of public transport – a horse-drawn bus – between the settlement and the railway station before the houses were filled.<sup>15</sup> In all, only 34 houses were built at Petone. By 1919, when the scheme ended, only 647 houses had been built nationally. Seddon had dreamt of building 5,000.<sup>16</sup>

<sup>11</sup> *New Zealand Times*, 21 August 1906, p.1

<sup>12</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>13</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>14</sup> *Evening Post*, 3 October 1906, p.3

<sup>15</sup> Fill, p.15

<sup>16</sup> Fill, p.15

Most of the Workers Dwelling Act houses were retained by the government for at least two decades, but they began to be sold off to the private market in the late 1920s and this process carried on until after World War II. It was far from the end for state housing though, with the first Labour Government starting a grand state housing project in 1935, one which was to have a significant impact on the development of the nation.

By the 1980s, the importance of the Liberal government's housing initiative was becoming more widely appreciated and in 1984 the houses erected under the Workers' Dwellings Act at Petone were declared an historic area by the New Zealand Historic Places Trust (NZHPT). In 1989, 10 of the houses were registered by the NZHPT and the Hutt City Council declared the area a Residential Heritage Zone, later to become a fully-fledged heritage area. The area began attracting more middle-class owners as Petone puts its industrial days behind it and became more gentrified, a process that was mostly completed in the early 21st century.

No.20 Patrick Street, a single-storey house designed by prominent Wellington architects Penty and Blake and entitled 'York', was one of four of its type that were built by H.G. Young, a Petone contractor, who was also, at the time, a Petone Borough councillor.

The first occupant of 20 Patrick Street was William Howell, a civil servant. By the mid-1910s, James Finlayson, a carpenter, was the lessee. Annie and Richard Bailey, a moulder, took over the house about 1919.<sup>17</sup> On 26 December 1926, Richard Bailey died.<sup>18</sup> He was 59. Annie Bailey bought the property in June 1927 but almost immediately she sold it to John Ashman, a fitter. He spent much of the rest of the century living in the house.<sup>19</sup> He and his wife Lillia had three children, including twins Norman and Noel, who were born the same year they bought the house. Lillia predeceased her husband by 22 years; she died in 1968, aged 63, he in 1990, aged 85.<sup>20</sup> John Ashman was a keen and successful competitive shooter and, for a period, treasurer of the Petone Defence Rifle Club.<sup>21</sup>

The house was transferred to Ashman's children in 1990 and they sold the property immediately to a retired couple, Robert and Jill Dutch. Following Robert's death, the house was sold to Anders Walker in 1998. Two years later, the house was bought by Melissa and Amanda Bailey. In 2004, Melissa Bailey relinquished her share and Amanda Bailey (65/100) was joined by Justin Young (35/100) in ownership.<sup>22</sup>

The house has undergone changes, most visibly the replacement of the two sash windows on the front elevation with an expansive asymmetrical ensemble. There is also a lean-to on the rear elevation that appears to have been built after the removal of the original outbuildings, which were still in situ in the mid-1950s.<sup>23</sup>

## 2.2 Construction Professionals

### *Penty and Blake*

Wellington City Council: <https://www.wellingtoncityheritage.org.nz/architects/penty-and-blake?q=> [retrieved 27 May 2024]

---

<sup>17</sup> *Wises New Zealand Post Office Directory, 1908-1920*

<sup>18</sup> *New Zealand Times*, 23 December 1926, p.1

<sup>19</sup> CT WN374/252 and WN34D/393, LINZ

<sup>20</sup> See <https://www.bdmhistoricalrecords.dia.govt.nz/>

<sup>21</sup> *Evening Post*, 10 September 1934, p.3

<sup>22</sup> CT WN34D/393, LINZ

<sup>23</sup> See various aerial images courtesy of retrolens.co.nz.

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in key directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential areas are diverse in visual, architectural, and historic character, but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century; characteristically divided into small lots, the houses are, by and large, set closely together. Within this broader context, the Heretaunga Settlement area, located in the midst of the residential zone to the east of Petone, close to the mouth of Te Awakairangi and the beach, is notable for its consistent and coherent architectural and historic character. This is conferred by its varied collection of architect-designed Worker's Dwelling Act houses that all spring from a common source, are of a common scale, age and quality, and which have a common history of use.

20 Patrick Street sits between two two-storey neighbours. Set back from the street behind a modern picket fence it has a small front garden and a larger rear yard, dominated by a garage at the north-east corner and associated driveway.

## 3.2 Building or Structures

This modest single storey house, designed by prominent Wellington architects Penty & Blake, is one of four of its type in the Settlement area. It is somewhat modified from its original state (no. 25 is the least changed).

The 'York' design was a simple rectangular box under a moderately-pitched hipped roof of corrugated steel, with a wide projecting bay under a gable end at the street front, the main entry recessed in a porch on the side of the house, and a full-width lean-to at the rear containing the utility spaces. The house had a tall stud height, conferring a vertical proportion to its main elevation. Its architectural character derived from the projecting front bay and its gable, its symmetry, and its simple but strongly rhythmic and visually busy detailing.

As seen at no. 25, the main elevation, fully symmetric about the front gable, was originally dressed in vertical stickwork with closely spaced battens over rusticated weatherboard cladding, broken over a dentil course at the entablature of the gable, and a symmetric pair of double-hung windows was fitted in between the battens. The pattern of battens and interleaved windows continued along the side elevations. The house was set on a concrete foundation plinth, with a roughcast plaster finish.

While all of the rusticated weatherboard cladding and much of the stickwork detail of no. 20 remains, its appearance has been modified by the replacement of the street-front windows with asymmetric timber window joinery (the side windows have also been replaced) and the gable end stickwork has been replaced with a plastered panel. The visual effect is that although the overall form of the house remains unchanged, the odd style and asymmetric configuration of the replacement windows throws the main elevation slightly off balance.

## 4. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	New Zealand is a country with a large state-owned housing stock, a legacy of a century and more of state-funded house construction that began in Petone in 1906. The role of the state in providing housing for those that cannot afford their own continues to this day and remains a core component of state provision of social welfare.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The completion of the first tranche of state houses in September 1906 was a notable event in New Zealand history. It was the culmination of an experiment in state intervention that helped usher in the welfare state.
<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: <i>High</i>
	The houses are strongly associated with many important people and organisations. These include the man who conceived the state housing scheme, Premier Richard Seddon, and the Secretary of Labour, Edward Tregear, who pushed to get the Workers’ Dwelling Act passed. The designs were overseen by the Government Architect, John Campbell, while the scheme was managed by the Public Works Department. More specifically, no. 20 is associated with its designers, Penty and Blake, who were prominent and successful Wellington-based architects in the late 1890s and early 20th century.

<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: <i>High</i>
	The design of the Heretaunga Settlement houses demonstrates the standard the government aspired to in housing working people in the first decade of the 20th century. Many of the houses still show, through their internal (and external) arrangements, the way people lived at that time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.
<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: <i>High</i>
	Despite unsympathetic replacements to the original window joinery, the original design, form and detail of the house can still be clearly understood.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house is built with materials and techniques in common use at the time, which are well represented in Petone and the wider region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite modern replacement window joinery, the house remains much as it originally was and it has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The house is an important part of the group of Worker's Dwelling Act houses in the Heretaunga Settlement area.



<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>High</i>
	The Heretaunga Settlement houses are widely known and valued for their heritage significance and connection with the origins of state provision of housing. All 25 of the original houses remain and they are recognised for their collective, not individual, value. This recognition will only grow as the houses get older.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance – <i>Moderate</i>
	Generally speaking, this house and the other houses in the settlement are not unique or rare (625 houses were built nationally), but there can only be one first example of the housing scheme and it is in Petone. In addition, those 25 houses are further divided into seven different styles. Consequently, these can be considered rare, particularly when the sparing use of each design is considered.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance – <i>Moderate</i>
	The house is a good representative example of the first tranche of Worker's Dwelling Act houses.

## 5. Place information

<i>Reference</i>	<i>H090</i>
<i>Address</i>	<i>20 Patrick Street, Petone</i>
<i>Legal description</i>	<i>Section 12 Block VIII Heretaunga Settlement DP 5172</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# *H091 21 Patrick Street, Petone (1906) House*



*21 Patrick Street, April 2024*



*Aerial imagery, HCC GIS Viewer, April 24*

# 1. Summary of significance

This house is historically significant as one of the first houses completed in the country's first state housing scheme to build affordable homes for working people. Quickly erected over the winter of 1906, these 25 houses, in what was known as the Heretaunga Settlement, still stand as conspicuous, authentic reminders of a pivotal initiative by the Seddon-led Liberal government. The scheme ultimately failed to reach the government's objectives, but it remains one of many examples of the way the Liberal government used the power of the state to bring about change, which included providing women's suffrage (1893) and the first old-age pensions (1898). The house has had a history typical of many of the Settlement houses in that it was lived in for most of the 20th century by working class families, so, to some extent, the house has fulfilled the Liberal government's expectations.

This particular house was designed by the notable Wellington architect William Gray Young, then in his first year of private practice. It is distinctive for illustrating characteristics of a transitional villa, foreshadowing the popular shift towards bungalows that came in the next decade. Its strongly modelled façade, even though somewhat diminished by later modifications, helps draw attention in the local streetscape. It is an important member of the group of Heretaunga Settlement houses.

## 2. History

### 2.1 History of the place

No. 20 Patrick Street was designed by the prominent Wellington architect William Gray Young and titled 'Young New Zealander'. Barbara Fill describes it as one of Gray Young's earliest attempts at domestic architecture. The house was built by Johnson and Nicholson.

The Liberal government under Premier Richard Seddon enacted progressive social legislation and programmes, of which the construction of state houses was amongst the most ambitious. Inspired by workers' houses he saw being built by local councils in London and Glasgow during a trip to the United Kingdom in the 1890s, Seddon wanted something similar provided for workers in his own country. Although provision was made for local authorities to provide housing under the Municipal Corporations Act 1900, little was done.<sup>1</sup>

Pushed by the Secretary of Labour, Edward Tregear, who was especially concerned about the living conditions of workers in New Zealand's main cities and the rents they were forced to pay, the Seddon-led government introduced the Workers' Dwelling Act in 1905 in a bid to provide quality housing that could either be rented or bought outright by the occupant. This made New Zealand 'the first nation in the Western world to provide public housing for its citizens'.<sup>2</sup> Applicants had to be workers i.e. involved in manual work, not already the owner of property and earning less than £156 a year.

Although the government intended the Act to cover the whole country, land was initially purchased in the four main centres (Auckland, Wellington, Christchurch, and Dunedin). To ensure variety in the built forms, a national competition was held to find a range of suitable designs, all to be built in timber. There were 150 entries submitted and 34 designs chosen for construction. Some of New Zealand's foremost architects of the day provided designs, although not all their designs were used. Two sets of designs were produced, one for the

---

<sup>1</sup> Fill, Barbara 1984, *Seddon's State Houses: The Workers' Dwellings Act 1905 & The Heretaunga Settlement*, Wellington Regional Committee (New Zealand Historic Places Trust) Monograph No.1, Wellington p.5

<sup>2</sup> Mark Derby, 'Suburbs - The state builds suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-2> (accessed 19 April 2024)

North Island and one for the South Island – a response to the contrasting climates in the two islands. There were further variations within the islands; Wellington had two-storey houses, but Auckland did not.<sup>3</sup>

Wellington was chosen as the location for the first settlement because rents were 30% higher there than anywhere else in the country. In September 1905, in anticipation of the bill's passing (which took place in November that year), the government bought 6.58 hectares of farmland<sup>4</sup> on the eastern side of Petone for £9,000 from Alfred Coles, Petone hotelier, politician and businessman.<sup>5</sup> The reason it could not find suitable land closer to Wellington was the sheer cost of the land, although it was thought that a suburban location would offer a healthier living environment.<sup>6</sup> The locations were to have significant implications for the success of the scheme.

Tenders for the Petone houses were called in April 1906 by the Government's chief architect John Campbell. Tenderers were asked to price for 'at least all the houses of similar design', or 'for the whole of the buildings'.<sup>7</sup> A further tender for three houses was called in June.<sup>8</sup> The Government offered seven designs to choose from, a mix of single storey and two storey houses, all with five rooms (living room, kitchen/dining room and three bedrooms), along with a bathroom and outbuildings, such as a coal store and toilet. Six of the designs were from Wellington architects, while the seventh was the work of Christchurch architects Samuel Hurst Seager and Cecil Wood. There were three designs from Penty and Blake, and one each from Joshua Charlesworth, Jack Hoggard and William Gray Young. The designs had competition names, some of which alluded to the purpose and aspirations of the housing programme. Hoggard's design, for instance, was known as 'Kia Ora', Gray Young's was 'Young New Zealander' and one of Penty and Blake's was called 'Suburban'.<sup>9</sup>

The successful tenderers for the first tranche of construction work were Johnson and Nicholson, H.G. Young, E.J. Pointon and Page and Anderson. Young and Pointon were based in Petone, the others in Wellington. Their engagement, including tender prices, was announced in the press in May 1906, as follows:

The Public Works Department has accepted the following tenders for the erection of 22 workmen's cottages at Petone: — Johnson and Nicholson, three cottages, according to Penty and Blake's No. 1 design, £1,163 ; same firm, three cottages, Penty and Blake's No. 2 design, £1,137; same firm, four cottages, Mr. Young's design, £1,465; H. G. Young, four cottages, Penty and Blake's No. 3 design, £1,420; E. J. Pointon, three cottages, J. Hoggard's design, £1,170 ; Page and Anderson, five cottages, Hurst-Seager and Wood's design, £1,920.<sup>10</sup>

---

<sup>3</sup> Fill, p.9

<sup>4</sup> CT WN146/49, LINZ

<sup>5</sup> *Wairarapa Daily Times*, 4 September 1906, p.2

<sup>6</sup> Fill, p.9

<sup>7</sup> *Evening Post*, 19 April 1906, p.7

<sup>8</sup> *Evening Post*, 8 June 1906, p.7

<sup>9</sup> Fill, pp.19-33

<sup>10</sup> *Evening Post*, 26 May 1906, p.6

RETURN under Workers' Dwellings Act re Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
<i>Heretaunga Settlement, Petone.</i>										
	P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	18-0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Cabinetmaker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Engine-driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 5 7	3 0 3	12 0
Machinist ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Storeman ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
" ..	18-0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Compositor ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 1 0	3 0 3	11 11
Labourer ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bookbinder ..	14-7	40 0	100 0 0	5	90 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Tanner ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Pattern-maker ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Meat-grader ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Storeman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Painter ..	13-3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 6
Weaver ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Fireman ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Labourer ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 1
Slaughterman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bricklayer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 3 2	3 1 0	12 4
Warehouseman ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Striker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 3
Railway porter ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 19 0	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3

*The composition of occupants in the Petone (and Coromandel Street) houses, 1908. An extract from 'Workers' Dwellings (Report On), By The Hon. The Minister of Labour', Appendix to the Journals of the House of Representatives, 1908 Session I, H-11b*

The contractors were remarkably productive despite the fact that one of them – Johnson and Nicholson – had to advertise for carpenters to help meet their deadline.<sup>11</sup> The first batch of 25 houses was ready for distribution by the Land Board by early September 1906.<sup>12</sup> They were advertised as being available for lease for 50 years, with right of renewal for further term of 50 years, or an option of acquiring the freehold.<sup>13</sup>

However, take up was slow, with just six houses secured by early October.<sup>14</sup> The distance from Wellington and the lack of public transport were two factors. Many workers found it difficult to raise the necessary deposit to apply for a house or fund the cost of renting because the government had to recoup its investment and the quality of the house was too high in relation to the income thresholds set. While this problem was particularly acute at Petone, the government could have provided lower quality houses to make them more appealing. The government concluded that the eligibility threshold had to be lifted to get enough applicants (particularly in Petone). The scope was expanded from £156 to £200 by an amendment to the act later that year. This helped take up in Auckland but had little effect at Petone. It took the provision of public transport – a horse-drawn bus – between the settlement and the railway station before the houses were filled.<sup>15</sup> In all, only 34 houses were built at Petone. By 1919, when the scheme ended, only 647 houses had been built nationally. Seddon had dreamt of building 5,000.<sup>16</sup>

<sup>11</sup> *New Zealand Times*, 21 August 1906, p.1

<sup>12</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>13</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>14</sup> *Evening Post*, 3 October 1906, p.3

<sup>15</sup> Fill, p.15

<sup>16</sup> Fill, p.15

Most of the Workers Dwelling Act houses were retained by the government for at least two decades, but they began to be sold off to the private market in the late 1920s and this process carried on until after World War II. It was far from the end for state housing though, with the first Labour Government starting a grand state housing project in 1935, one which was to have a significant impact on the development of the nation.

By the 1980s, the importance of the Liberal government's housing initiative was becoming more widely appreciated and in 1984 the houses erected under the Workers' Dwellings Act at Petone were declared an historic area by the New Zealand Historic Places Trust (NZHPT). In 1989, 10 of the houses were registered by the NZHPT and the Hutt City Council declared the area a Residential Heritage Zone, later to become a fully-fledged heritage area. The area began attracting more middle-class owners as Petone puts its industrial days behind it and became more gentrified, a process that was mostly completed in the early 21st century.

The first occupant of the house was Walter Platt, an engine driver. By 1911, Percy Mellar, a machinist, and his family were the occupants. They were recently arrived from England.<sup>17</sup> By 1914, they had been replaced by George Irvine, then Arthur Lines (who also briefly lived at no.23) and then in 1917, Francis and Violet Edwards, moved in.<sup>18</sup> In 1928, Francis Edwards, a tailor, bought the house from the government. He died in 1938 and his widow took over ownership. She soon remarried, to James Crooks, a Petone butcher, who was originally from Leeds<sup>19</sup> and whose wife had died in 1935.<sup>20</sup> The Crooks remained the occupants until, firstly, James' death in 1967 and then Violet's passing the following year.

At this point, her executors sold the property to Mary and Eric Neil, a painter.<sup>21</sup> A plan on file shows that the Neils intended to pull down the original outbuilding in 1973.<sup>22</sup> It is assumed that this took place as there is a much larger outbuilding on the site today. The Neils retained the house until 1992, when they sold it to Peter McArley, a fitter and turner. He sold the house to Margaret Sissons and Richard Atkinson, in 1994.<sup>23</sup> They remain the owners.

The house is somewhat altered on its front elevation – the original double-hung windows were replaced some time ago by a more modern arrangement (possibly 1940s – 1960s), and some of the stickwork detailing was removed. The roof cladding has also been replaced and, as referenced above, an outbuilding added to the rear of the house.

## 2.2 Construction Professionals

*William Gray Young*

Dictionary of Biography: <https://teara.govt.nz/en/biographies/4y3/young-william-gray> [retrieved 25 May 2024]

## 2.3 Sources

See footnotes.

---

<sup>17</sup> *New Zealand Times*, 13 March 1909, p.15

<sup>18</sup> *Wises New Zealand Post Office Directory, 1908-1930*

<sup>19</sup> James Robert Crooks (see Find a Grave Index, <https://www.findagrave.com/memorial/143037598/james-robert-crooks>, courtesy of Ancestry.com)

<sup>20</sup> Annie Elizabeth Crooks (see Find a Grave Index, <https://www.findagrave.com/memorial/142763388/annie-elizabeth-crooks>, courtesy of Ancestry.com)

<sup>21</sup> CT WN389/41, LINZ

<sup>22</sup> 16570/323, 21 Patrick Street, HCC Archives

<sup>23</sup> CT WN389/41, LINZ

## **3. Physical Description**

### **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in key directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential areas are diverse in visual, architectural, and historic character, but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century; characteristically divided into small lots, the houses are, by and large, set closely together. Within this broader context, the Heretaunga Settlement area, located in the midst of the residential zone to the east of Petone, close to the mouth of Te Awakairangi and the beach, is notable for its consistent and coherent architectural and historic character. This is conferred by its varied collection of architect-designed Worker's Dwelling Act houses that all spring from a common source, are of a common scale, age and quality, and which have a common history of use.

21 Patrick Street sits in the middle of the block, where it is flanked by a low single-storey neighbour to the south and a tall two-storey house to the north. A low modern fence divides the front yard, which is dominated by a driveway on the left and a large pohutukawa on the right, from the street. The rear yard is largely filled with a large outbuilding and concrete apron.

### **3.2 Building or Structures**

There are four instances of the 'Young New Zealander' design in the Settlement area (perhaps the best-preserved is no. 6 Patrick Street). Its design is somewhat in the space of a transitional villa, presaging the popular shift towards bungalows that was to take place in the following decade. Based on a simple rectangular plan under a gabled roof, and with a modest lean-to at the rear and side entry door under a small porch roof, it is clad with broad rusticated weatherboards, partly covered with stickwork detailing, and has timber joinery.

The main elevation is to the street and is symmetrically designed and strongly modelled to add visual interest. As can be seen at no. 6 Patrick Street, the original design was highly decorative. The main features that this house still retains include the broad eaves sheltering the projecting gable end, which is infilled with shingles, the moulded cornice and brackets visually supporting the gable, the outer 'frame' of the original stickwork detailing, including large scrollwork eave brackets, and the cladding of broad rusticated weatherboards.

The building has been modified over time, most particularly its street elevation to the west, where the original double-hung windows and much of the stickwork detailing have been removed, replaced with more modern 'picture windows' placed centrally on each wall panel, and the original corrugated roofing has been replaced with metal tiles.



## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	New Zealand is a country with a large state-owned housing stock, a legacy of a century and more of state-funded house construction that began in Petone in 1906. The role of the state in providing housing for those that cannot afford their own continues to this day and remains a core component of state provision of social welfare.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The completion of the first tranche of state houses in September 1906 was a notable event in New Zealand history. It was the culmination of an experiment in state intervention that helped usher in the welfare state.
<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: <i>High</i>
	The houses are strongly associated with many important people and organisations. These include the man who conceived the state housing scheme, Premier Richard Seddon, and the Secretary of Labour, Edward Tregear, who pushed to get the Workers' Dwelling Act passed. The designs were overseen by the Government Architect, John Campbell, while the scheme was managed by the Public Works Department. More specifically, no. 21 is associated with its designer, William Gray Young, who was a prominent and successful Wellington-based architect in the first half of the 20th century.
<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: <i>High</i>
	The design of the Heretaunga Settlement houses demonstrates the standard the government aspired to in housing working people in the first decade of the 20th century. Many of the houses still show, through their internal (and external) arrangements, the way people lived at that time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.
<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: <i>High</i>
	One of Gray Young's first designs in private practice, this house is notable for its characteristics of an early transitional villa, presaging the popular shift towards bungalows in the following decade.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house is built with materials and techniques in common use at the time, which are well represented in Petone and the wider region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Although the house has been modified over time, its original form can still be clearly understood, and it has a high level of integrity
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The house is an important part of the group of Worker's Dwelling Act houses in the Heretaunga Settlement area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.

<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: <i>High</i>
	The Heretaunga Settlement houses are widely known and valued for their heritage significance and connection with the origins of state provision of housing. All 25 of the original houses remain and they are recognised for their collective, not individual, value. This recognition will only grow as the houses get older.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance – <i>Moderate</i>
	Generally speaking, this house and the other houses in the settlement are not unique or rare (625 houses were built nationally), but there can only be one first example of the housing scheme and it is in Petone. In addition, those 25 houses are further divided into seven different styles. Consequently, these can be considered rare, particularly when the sparing use of each design is considered.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance – <i>Moderate</i>
	The house is a reasonably good representative example of the first tranche of Worker's Dwelling Act houses.

## 5. Place information

<i>Reference</i>	<i>H091</i>
<i>Address</i>	<i>21 Patrick Street, Petone</i>
<i>Legal description</i>	<i>Sec 11 Block II Heretaunga Settlement DP 5172</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H092 23 Patrick Street, Petone (1906)

House



23 Patrick Street, April 2024



Aerial imagery, HCC GIS Viewer, April 24

# 1. Summary of significance

This house is historically significant as one of the first houses completed in the country's first state housing scheme to build affordable homes for working people. Quickly erected over the winter of 1906, these 25 houses, in what was known as the Heretaunga Settlement, still stand as conspicuous, authentic reminders of a pivotal initiative by the Seddon-led Liberal government. The scheme ultimately failed to reach the government's objectives, but it remains one of many examples of the way the Liberal government used the power of the state to bring about change, which included providing women's suffrage (1893) and the first old-age pensions (1898). The house has had a history typical of many of the Settlement houses in that it was lived in for most of the 20th century by working class families, so, to some extent, the house has fulfilled the Liberal government's expectations.

This particular house was designed by the notable Wellington architectural partnership of Penty and Blake, three of whose designs were used at Petone. Although somewhat modified over time, it retains its overall form and some of its original features. The 'Spero' design is lively and interesting, belying its modest scale. The house has high architectural value in its elegant tall vertical proportions and the interplay of one- and two-storey elements, its interesting roofscape, and the use of contrasting materials to enrich the elevations, and it has a strong presence in the local streetscape. The house is an important member of the group of Heretaunga Settlement houses.

## 2. History

### 2.1 History of the place

The house at 23 Patrick Street is one of the houses built as part of the Heretaunga Settlement, the first state housing development in the country. Completed in 1906, the house was designed by Wellington architects Penty and Blake and titled 'Spero'.

The Liberal government under Premier Richard Seddon enacted progressive social legislation and programmes, of which the construction of state houses was amongst the most ambitious. Inspired by workers' houses he saw being built by local councils in London and Glasgow during a trip to the United Kingdom in the 1890s, Seddon wanted something similar provided for workers in his own country. Although provision was made for local authorities to provide housing under the Municipal Corporations Act 1900, little was done.<sup>1</sup>

Pushed by the Secretary of Labour, Edward Tregear, who was especially concerned about the living conditions of workers in New Zealand's main cities and the rents they were forced to pay, the Seddon-led government introduced the Workers' Dwelling Act in 1905 in a bid to provide quality housing that could either be rented or bought outright by the occupant. This made New Zealand 'the first nation in the Western world to provide public housing for its citizens'.<sup>2</sup> Applicants had to be workers i.e. involved in manual work, not already the owner of property and earning less than £156 a year.

Although the government intended the Act to cover the whole country, land was initially purchased in the four main centres (Auckland, Wellington, Christchurch, and Dunedin). To ensure variety in the built forms, a national competition was held to find a range of suitable designs, all to be built in timber. There were 150 entries submitted and 34 designs chosen for

---

<sup>1</sup> Fill, Barbara 1984, *Seddon's State Houses: The Workers' Dwellings Act 1905 & The Heretaunga Settlement*, Wellington Regional Committee (New Zealand Historic Places Trust) Monograph No.1, Wellington p.5

<sup>2</sup> Mark Derby, 'Suburbs - The state builds suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-2> (accessed 19 April 2024)

construction. Some of New Zealand's foremost architects of the day provided designs, although not all their designs were used. Two sets of designs were produced, one for the North Island and one for the South Island – a response to the contrasting climates in the two islands. There were further variations within the islands; Wellington had two-storey houses, but Auckland did not.<sup>3</sup>

Wellington was chosen as the location for the first settlement because rents were 30% higher there than anywhere else in the country. In September 1905, in anticipation of the bill's passing (which took place in November that year), the government bought 6.58 hectares of farmland<sup>4</sup> on the eastern side of Petone for £9,000 from Alfred Coles, Petone hotelier, politician and businessman.<sup>5</sup> The reason it could not find suitable land closer to Wellington was the sheer cost of the land, although it was thought that a suburban location would offer a healthier living environment.<sup>6</sup> The locations were to have significant implications for the success of the scheme.

Tenders for the Petone houses were called in April 1906 by the Government's chief architect John Campbell. Tenderers were asked to price for 'at least all the houses of similar design', or 'for the whole of the buildings'.<sup>7</sup> A further tender for three houses was called in June.<sup>8</sup> The Government offered seven designs to choose from, a mix of single storey and two storey houses, all with five rooms (living room, kitchen/dining room and three bedrooms), along with a bathroom and outbuildings, such as a coal store and toilet. Six of the designs were from Wellington architects, while the seventh was the work of Christchurch architects Samuel Hurst Seager and Cecil Wood. There were three designs from Penty and Blake, and one each from Joshua Charlesworth, Jack Hoggard and William Gray Young. The designs had competition names, some of which alluded to the purpose and aspirations of the housing programme. Hoggard's design, for instance, was known as 'Kia Ora', Gray Young's was 'Young New Zealander' and one of Penty and Blake's was called 'Suburban'.<sup>9</sup>

The successful tenderers for the first tranche of construction work were Johnson and Nicholson, H.G. Young, E.J. Pointon and Page and Anderson. Young and Pointon were based in Petone, the others in Wellington. Their engagement, including tender prices, was announced in the press in May 1906, as follows:

The Public Works Department has accepted the following tenders for the erection of 22 workmen's cottages at Petone: — Johnson and Nicholson, three cottages, according to Penty and Blake's No. 1 design, £1,163 ; same firm, three cottages, Penty and Blake's No. 2 design, £1,137; same firm, four cottages, Mr. Young's design, £1,465; H. G. Young, four cottages, Penty and Blake's No. 3 design, £1420; E. J. Pointon, three cottages, J. Hoggard's design, £1,170 ; Page and Anderson, five cottages, Hurst-Seager and Wood's design, £1,920.<sup>10</sup>

---

<sup>3</sup> Fill, p.9

<sup>4</sup> CT WN146/49, LINZ

<sup>5</sup> *Wairarapa Daily Times*, 4 September 1906, p.2

<sup>6</sup> Fill, p.9

<sup>7</sup> *Evening Post*, 19 April 1906, p.7

<sup>8</sup> *Evening Post*, 8 June 1906, p.7

<sup>9</sup> Fill, pp.19-33

<sup>10</sup> *Evening Post*, 26 May 1906, p.6

RETURN under Workers' Dwellings Act re Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
<i>Heretaunga Settlement, Petone.</i>										
	P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	18-0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Cabinetmaker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Engine-driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 5 7	3 0 3	12 0
Machinist ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Storeman ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
" ..	18-0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Compositor ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 1 0	3 0 3	11 11
Labourer ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bookbinder ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Tanner ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Pattern-maker ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Meat-grader ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Storeman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Painter ..	13-3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 6
Weaver ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Fireman ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Labourer ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 1
Slaughterman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bricklayer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 3 2	3 1 0	12 4
Warehouseman ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Striker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 3
Railway porter ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 19 0	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3

*The composition of occupants in the Petone (and Coromandel Street) houses, 1908. An extract from 'Workers' Dwellings (Report On), By The Hon. The Minister of Labour', Appendix to the Journals of the House of Representatives, 1908 Session I, H-11b*

The contractors were remarkably productive despite the fact that one of them – Johnson and Nicholson – had to advertise for carpenters to help meet their deadline.<sup>11</sup> The first batch of 25 houses was ready for distribution by the Land Board by early September 1906.<sup>12</sup> They were advertised as being available for lease for 50 years, with right of renewal for further term of 50 years, or an option of acquiring the freehold.<sup>13</sup>

However, take up was slow, with just six houses secured by early October.<sup>14</sup> The distance from Wellington and the lack of public transport were two factors. Many workers found it difficult to raise the necessary deposit to apply for a house or fund the cost of renting because the government had to recoup its investment and the quality of the house was too high in relation to the income thresholds set. While this problem was particularly acute at Petone, the government could have provided lower quality houses to make them more appealing. The government concluded that the eligibility threshold had to be lifted to get enough applicants (particularly in Petone). The scope was expanded from £156 to £200 by an amendment to the act later that year. This helped take up in Auckland but had little effect at Petone. It took the provision of public transport – a horse-drawn bus – between the settlement and the railway station before the houses were filled.<sup>15</sup> In all, only 34 houses were

<sup>11</sup> *New Zealand Times*, 21 August 1906, p.1

<sup>12</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>13</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>14</sup> *Evening Post*, 3 October 1906, p.3

<sup>15</sup> *Fill*, p.15



built at Petone. By 1919, when the scheme ended, only 647 houses had been built nationally. Seddon had dreamt of building 5,000.<sup>16</sup>

Most of the Workers Dwelling Act houses were retained by the government for at least two decades, but they began to be sold off to the private market in the late 1920s and this process carried on until after World War II. It was far from the end for state housing though, with the first Labour Government starting a grand state housing project in 1935, one which was to have a significant impact on the development of the nation.

By the 1980s, the importance of the Liberal government's housing initiative was becoming more widely appreciated and in 1984 the houses erected under the Workers' Dwellings Act at Petone were declared an historic area by the New Zealand Historic Places Trust (NZHPT). In 1989, 10 of the houses were registered by the NZHPT and the Hutt City Council declared the area a Residential Heritage Zone, later to become a fully-fledged heritage area. The area began attracting more middle-class owners as Petone puts its industrial days behind it and became more gentrified, a process that was mostly completed in the early 21st century.

No. 23 Patrick Street was designed by prominent Wellington architects Penty and Blake and titled 'Spero', which may be a reference to the Latin word for hope or anticipation. The design ran into issues with Petone Borough Council sanitary by-laws, which dictated that ground floor rooms had to have 10 feet (3m) studs and, upstairs, nine feet (2.75m) to allow enough space per person in the house i.e. avoid overcrowding. 'Spero' had only nine feet on the ground floor and eight feet six inches (2.6m) upstairs. With the coved ceilings, this dropped to five feet six inches (1.67m) on the side walls. As Fill explains it. 'when asked if the by-laws needed to be observed, Mr Kensington, the chairman of the committee supervising the erection of the dwellings, thought the by-law could be ignored'.<sup>17</sup> The house was built by Johnson and Nicholson.

The first occupant of the house was Oswald Avison, a cabinet maker. He was only listed in street directories in 1908 and the next few years that followed showed no listings for no.23. In 1912, Albert Mexted, a carrier, was the tenant. He was followed in 1913 by Arthur Lines (who lived briefly at no.21) and, in 1914, by railway employee Cyril Wallace. By 1920, James Hay, a worker at the railway workshops, was the tenant<sup>18</sup> and in 1928 he bought the house off the government.<sup>19</sup>

In 1935, James Hay sold the property to Joseph Smith, who was retired. In the meantime, the house was let, briefly, in 1933, to a Mrs R.M. Williamson and then to Louis Winton, a fitter, for the following decade.<sup>20</sup> In 1943, Joseph Smith sold the house to Mabel Tetley<sup>21</sup> and at almost the same time, Venton Rutter (1914-2003), a builder, and his wife May, began a lengthy occupation of the house.<sup>22</sup>

The couple initially rented, but in 1951 they bought the house off Mabel Tetley. They brought up two children, Yvonne and Daniel,<sup>23</sup> the latter also a builder, in the house. The Rutters moved out of Wellington in 1976 and sold the house to Rodney and Lorraine McEwen. A

---

<sup>16</sup> Fill, p.15

<sup>17</sup> Fill, p.20

<sup>18</sup> *Wises New Zealand Post Office Directory, 1908-30*

<sup>19</sup> CT WN388/200, LINZ

<sup>20</sup> *Wises New Zealand Post Office Directory, 1935-43*

<sup>21</sup> CT WN388/200, LINZ

<sup>22</sup> *Wises New Zealand Post Office Directory, 1943-79*

<sup>23</sup> See <https://www.bdmhistoricalrecords.dia.govt.nz/> [retrieved 28 May 2024]

flurry of purchases followed until the house was bought by Gary and Tui Lewis in 1980. They remain the owners.<sup>24</sup>

Significant, undated changes have taken place to the exterior of the house, including the replacement of sash windows, the loss of half timbering on the upper storey, changes to the porch roof and the replacement of the corrugated iron roof cladding.

## **2.2 Construction Professionals**

*Penty and Blake*

Wellington City Council: <https://www.wellingtoncityheritage.org.nz/architects/penty-and-blake?q=> [retrieved 27 May 2024]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in key directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential areas are diverse in visual, architectural, and historic character, but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century; characteristically divided into small lots, the houses are, by and large, set closely together. Within this broader context, the Heretaunga Settlement area, located in the midst of the residential zone to the east of Petone, close to the mouth of Te Awakairangi and the beach, is notable for its consistent and coherent architectural and historic character. This is conferred by its varied collection of architect-designed Worker's Dwelling Act houses that all spring from a common source, are of a common scale, age and quality, and which have a common history of use.

23 Patrick Street sits in the middle of the block. Its somewhat stripped appearance stands out by contrast sandwiched with its flanking neighbours, a pair of rather more glamorous buildings each with their decoration intact. It has a small front yard separated from the street with a low modern fence, a single garage of indeterminate age on the boundary corner, and a landscaped rear yard with a large shed. The manicured front gardens and mature trees contribute to the streetscape appeal of the house.

---

<sup>24</sup> CT WN388/200, LINZ

### 3.2 Building or Structures

This compact two-storey house, designed by prominent Wellington architects Penty & Blake, is one of three of its particular type in the Settlement area. The plan is a mirrored version of the other two. Based on a compact and relatively narrow L-shaped plan with a steeply pitched roof, the design has distinctive tall vertical proportions and is notable for its lively interplay of one- and two-storey forms, materials, and decoration. The two-storey core is visually buttressed by single-storey two lean-to's with mono-slope roofs, one at the front of the house in the internal angle of the L, containing the entry porch, and another at the back of the house, containing utility spaces. The first-floor spaces are set half in the roof, with low side walls.

The two intersecting gables of the roof, with full gables to the main elevation and north elevation and a half-hipped gable to the south elevation and broad eaves make for a varied and interesting roofscape. The roofs are sheathed in contemporary metal tiles. The main body of the house is clad with broad rusticated weatherboards, with wide corner boards and facings to the windows.

No. 23 is oriented with its main elevation facing east to Patrick Street. The porch is on the left of the elevation, recessed under a single storey flat roof and below a small high-level window at the first floor. To the right of the porch, the window in the living room has a flat hood made of bevel-back weatherboards.

The house has been somewhat modified over time, and not to the benefit of its appearance. Much of its original finishing detail has been removed – most of the original double-hung windows have been changed for casement windows; the decoration has been removed from the gable ends; and the bay window and porch have both been altered. The northern lean-to has been extended further to the north and wrapped around the house, and there is a substantial addition at the west end, which nearly doubles the length of the original house. Despite these changes, its original form can still be largely understood.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	New Zealand is a country with a large state-owned housing stock, a legacy of a century and more of state-funded house construction that began in Petone in 1906. The role of the state in providing housing for those that cannot afford their own continues to this day and remains a core component of state provision of social welfare.

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The completion of the first tranche of state houses in September 1906 was a notable event in New Zealand history. It was the culmination of an experiment in state intervention that helped usher in the welfare state.
<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: <i>High</i>
	The houses are strongly associated with many important people and organisations. These include the man who conceived the state housing scheme, Premier Richard Seddon, and the Secretary of Labour, Edward Tregear, who pushed to get the Workers' Dwelling Act passed. The designs were overseen by the Government Architect, John Campbell, while the scheme was managed by the Public Works Department. More specifically, no. 23 is associated with its designers, Penty and Blake, who were prominent and successful Wellington-based architects in the late 1890s and early 20th century.
<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: <i>High</i>
	The design of the Heretaunga Settlement houses demonstrates the standard the government aspired to in housing working people in the first decade of the 20th century. Many of the houses still show, through their internal (and external) arrangements, the way people lived at that time.

<b>Physical Values</b>	
Overall value – <i>Moderate</i>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.

ii) <i>Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: <i>Moderate</i>
	Designed by notable Wellington architects Penty & Blake, the 'Spero' design has high architectural value in its tall vertical proportions, steeply-pitched roofs, interplay of one- and two-storey forms, and its use of material and detailing to create a lively and interesting architectural composition. The later modifications to this house somewhat diminish its architectural value.
iii) <i>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.</i>	Level of Significance: <i>Low</i>
	The house is built with materials and techniques in common use at the time, which are well represented in Petone and the wider region.
iv) <i>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.</i>	Level of Significance: <i>Moderate</i>
	The house has been extensively modified over time, including major additions, but its original form can still be clearly understood and it has a moderate level of integrity.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Petone.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The house is an important part of the group of Worker's Dwelling Act houses in the Heretaunga Settlement area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.

<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: <i>High</i>
	The Heretaunga Settlement houses are widely known and valued for their heritage significance and connection with the origins of state provision of housing. All 25 of the original houses remain and they are recognised for their collective, not individual, value. This recognition will only grow as the houses get older.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance – <i>Moderate</i>
	Generally speaking, this house and the other houses in the settlement are not unique or rare (625 houses were built nationally), but there can only be one first example of the housing scheme and it is in Petone. In addition, those 25 houses are further divided into seven different styles. Consequently, these can be considered rare, particularly when the sparing use of each design is considered.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance – <i>Moderate</i>
	The house is a good representative example of the first tranche of Worker's Dwelling Act houses.

## 5. Place information

<i>Reference</i>	<i>H092</i>
<i>Address</i>	<i>23 Patrick Street, Petone</i>
<i>Legal description</i>	<i>Sec 10 Block II Heretaunga Settlement Deposited Plan 5172</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: April 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H093 25 Patrick Street, Petone (1906) House



25 Patrick Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024



# 1. Summary of significance

This house is historically significant as possibly the very first house completed in the country's first state housing scheme to build affordable homes for working people. Quickly erected over the winter of 1906, these original 25 houses, in what was known as the Heretaunga Settlement, still stand as conspicuous, authentic reminders of a pivotal initiative by the Seddon-led Liberal government. The scheme ultimately failed to reach the government's objectives, but it remains one of many examples of the way the Liberal government used the power of the state to bring about change, which included providing women's suffrage (1893) and the first old-age pensions (1898). The house has had a history typical of many of the Heretaunga Settlement houses in that it was lived in for most of the 20th century by working class families, so, to some extent, the house has fulfilled the Liberal government's expectations.

This particular house was designed by the notable Wellington architectural partnership of Penty and Blake, three of whose designs were used at Petone. There are four examples of the 'York' pattern in the area, of which this is the least overtly modified, retaining all of its busy and interesting stickwork detailing on the main and side elevations, and showing the house much as it was intended to be seen. The house has a strong presence in the local streetscape. While the front garden and period style fence, add to its street appeal, the effect is slightly undermined by the modern car-port structure on the north. It is an important member of the group of Heretaunga Settlement houses.

## 2. History

### 2.1 History of the place

The house at 25 Patrick Street is one of the houses built as part of the Heretaunga Settlement, the first state housing development in the country. Completed in 1906, the house was designed by Wellington architects Penty and Blake and was titled 'York'.

The Liberal government under Premier Richard Seddon enacted progressive social legislation and programmes, of which the construction of state houses was amongst the most ambitious. Inspired by workers' houses he saw being built by local councils in London and Glasgow during a trip to the United Kingdom in the 1890s, Seddon wanted something similar provided for workers in his own country. Although provision was made for local authorities to provide housing under the Municipal Corporations Act 1900, little was done.<sup>1</sup>

Pushed by the Secretary of Labour, Edward Tregear, who was especially concerned about the living conditions of workers in New Zealand's main cities and the rents they were forced to pay, the Seddon-led government introduced the Workers' Dwelling Act in 1905 in a bid to provide quality housing that could either be rented or bought outright by the occupant. This made New Zealand 'the first nation in the Western world to provide public housing for its citizens'.<sup>2</sup> Applicants had to be workers i.e. involved in manual work, not already the owner of property and earning less than £156 a year.

Although the government intended the Act to cover the whole country, land was initially purchased in the four main centres (Auckland, Wellington, Christchurch, and Dunedin). To ensure variety in the built forms, a national competition was held to find a range of suitable

---

<sup>1</sup> Fill, Barbara 1984, *Seddon's State Houses: The Workers' Dwellings Act 1905 & The Heretaunga Settlement*, Wellington Regional Committee (New Zealand Historic Places Trust) Monograph No.1, Wellington p.5

<sup>2</sup> Mark Derby, 'Suburbs - The state builds suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-2> (accessed 19 April 2024)

designs, all to be built in timber. There were 150 entries submitted and 34 designs chosen for construction. Some of New Zealand's foremost architects of the day provided designs, although not all their designs were used. Two sets of designs were produced, one for the North Island and one for the South Island – a response to the contrasting climates in the two islands. There were further variations within the islands; Wellington had two-storey houses, but Auckland did not.<sup>3</sup>

Wellington was chosen as the location for the first settlement because rents were 30% higher there than anywhere else in the country. In September 1905, in anticipation of the bill's passing (which took place in November that year), the government bought 6.58 hectares of farmland<sup>4</sup> on the eastern side of Petone for £9,000 from Alfred Coles, Petone hotelier, politician and businessman.<sup>5</sup> The reason it could not find suitable land closer to Wellington was the sheer cost of the land, although it was thought that a suburban location would offer a healthier living environment.<sup>6</sup> The locations were to have significant implications for the success of the scheme.

Tenders for the Petone houses were called in April 1906 by the Government's chief architect John Campbell. Tenderers were asked to price for 'at least all the houses of similar design', or 'for the whole of the buildings'.<sup>7</sup> A further tender for three houses was called in June.<sup>8</sup> The Government offered seven designs to choose from, a mix of single storey and two storey houses, all with five rooms (living room, kitchen/dining room and three bedrooms), along with a bathroom and outbuildings, such as a coal store and toilet. Six of the designs were from Wellington architects, while the seventh was the work of Christchurch architects Samuel Hurst Seager and Cecil Wood. There were three designs from Penty and Blake, and one each from Joshua Charlesworth, Jack Hoggard and William Gray Young. The designs had competition names, some of which alluded to the purpose and aspirations of the housing programme. Hoggard's design, for instance, was known as 'Kia Ora', Gray Young's was 'Young New Zealander' and one of Penty and Blake's was called 'Suburban'.<sup>9</sup>

The successful tenderers for the first tranche of construction work were Johnson and Nicholson, H.G. Young, E.J. Pointon and Page and Anderson. Young and Pointon were based in Petone, the others in Wellington. Their engagement, including tender prices, was announced in the press in May 1906, as follows:

The Public Works Department has accepted the following tenders for the erection of 22 workmen's cottages at Petone: — Johnson and Nicholson, three cottages, according to Penty and Blake's No. 1 design, £1,163 ; same firm, three cottages, Penty and Blake's No. 2 design, £1,137; same firm, four cottages, Mr. Young's design, £1,465; H. G. Young, four cottages, Penty and Blake's No. 3 design, £1,420; E. J. Pointon, three cottages, J. Hoggard's design, £1,170 ; Page and Anderson, five cottages, Hurst-Seager and Wood's design, £1,920.<sup>10</sup>

---

<sup>3</sup> Fill, p.9

<sup>4</sup> CT WN146/49, LINZ

<sup>5</sup> *Wairarapa Daily Times*, 4 September 1906, p.2

<sup>6</sup> Fill, p.9

<sup>7</sup> *Evening Post*, 19 April 1906, p.7

<sup>8</sup> *Evening Post*, 8 June 1906, p.7

<sup>9</sup> Fill, pp.19-33

<sup>10</sup> *Evening Post*, 26 May 1906, p.6

RETURN under Workers' Dwellings Act re Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
<i>Heretaunga Settlement, Petone.</i>										
	P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	18-0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Cabinetmaker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Engine-driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 5 7	3 0 3	12 0
Machinist ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Storeman ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
" ..	18-0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Compositor ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 1 0	3 0 3	11 11
Labourer ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bookbinder ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Tanner ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Pattern-maker ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Meat-grader ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Storeman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Painter ..	13-3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 6
Weaver ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Fireman ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Labourer ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 1
Slaughterman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bricklayer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 3 2	3 1 0	12 4
Warehouseman ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Striker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 3
Railway porter ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 19 0	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3

*The composition of occupants in the Petone (and Coromandel Street) houses, 1908. An extract from 'Workers' Dwellings (Report On), By The Hon. The Minister of Labour', Appendix to the Journals of the House of Representatives, 1908 Session I, H-11b*

The contractors were remarkably productive despite the fact that one of them – Johnson and Nicholson – had to advertise for carpenters to help meet their deadline.<sup>11</sup> The first batch of 25 houses was ready for distribution by the Land Board by early September 1906.<sup>12</sup> They were advertised as being available for lease for 50 years, with right of renewal for further term of 50 years, or an option of acquiring the freehold.<sup>13</sup>

However, take up was slow, with just six houses secured by early October.<sup>14</sup> The distance from Wellington and the lack of public transport were two factors. Many workers found it difficult to raise the necessary deposit to apply for a house or fund the cost of renting because the government had to recoup its investment and the quality of the house was too high in relation to the income thresholds set. While this problem was particularly acute at Petone, the government could have provided lower quality houses to make them more appealing. The government concluded that the eligibility threshold had to be lifted to get enough applicants (particularly in Petone). The scope was expanded from £156 to £200 by an amendment to the act later that year. This helped take up in Auckland but had little effect at Petone. It took the provision of public transport – a horse-drawn bus – between the settlement and the railway station before the houses were filled.<sup>15</sup> In all, only 34 houses were

<sup>11</sup> *New Zealand Times*, 21 August 1906, p.1

<sup>12</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>13</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>14</sup> *Evening Post*, 3 October 1906, p.3

<sup>15</sup> *Fill*, p.15

built at Petone. By 1919, when the scheme ended, only 647 houses had been built nationally. Seddon had dreamt of building 5,000.<sup>16</sup>

Most of the Workers Dwelling Act houses were retained by the government for at least two decades, but they began to be sold off to the private market in the late 1920s and this process carried on until after World War II. It was far from the end for state housing though, with the first Labour Government starting a grand state housing project in 1935, one which was to have a significant impact on the development of the nation.

By the 1980s, the importance of the Liberal government's housing initiative was becoming more widely appreciated and in 1984 the houses erected under the Workers' Dwellings Act at Petone were declared an historic area by the New Zealand Historic Places Trust (NZHPT). In 1989, 10 of the houses were registered by the NZHPT and the Hutt City Council declared the area a Residential Heritage Zone, later to become a fully-fledged heritage area. The area began attracting more middle-class owners as Petone puts its industrial days behind it and became more gentrified, a process that was mostly completed in the early 21st century.

No. 25 Patrick Street, was one of four of the Penty and Blake design 'York' and was built by H.G. Young, a Petone contractor, who was also, at the time, a Petone Borough councillor. The house was visited by Prime Minister Joseph Ward on 8 September 1906, as part of a visit to Petone to open the new Municipal Buildings.<sup>17</sup> Fill states that it was 'the first house completed and allocated under the Workers' Dwelling Act.'<sup>18</sup>

That allocation was to Samuel Freeman, a carpenter, and his wife Arabella. However, just to confuse matters, Freeman was listed as living at Fitzherbert Street during that year.<sup>19</sup> The house clearly suited them because the couple lived there for several decades. This was highly unusual because most of the Heretaunga Settlement houses were, initially, occupied by a series of tenants for brief periods. The Freemans had six children between 1903 and 1916.<sup>20</sup> Samuel Freeman died in 1937, but Arabella stayed on, eventually buying it from the government in 1947. Her son Fred Freeman, who looked after his ageing mother after the war, was interviewed by Barbara Fill in 1984 and recalled living in Patrick Street.

Probably having a big family put my father in there. They had six in the family. He was about fifteen years older than me mother. My father worked at the Workshop (Railway) – he had a big family, you see, and they got no superannuation, they came out with nothing. Well, he had to go he was getting on, well over his sixties and he had to go down to Gear and get a job there. Opening and shutting the doors for the freezers and that's how he carried on. He was 83 when he died.<sup>21</sup>

He recalled that a woman named Mrs Kelly, who worked for a government department and lived across the road from the Freemans, was responsible for collecting the rent from them to take it into Wellington.<sup>22</sup>

Arabella Freeman died in 1951 and in 1952 her executors sold the house to Clifford Hintz, described at the time as a cordial maker (Fred Freeman called him a 'returned soldier'), although he had a wide range of jobs over his life e.g. truck driver, travelling salesman,

---

<sup>16</sup> Fill, p.15

<sup>17</sup> *New Zealand Mail*, 12 September 1906, p.51. Newspapers reports do not state that Ward specifically visited no.25, or that it was the first house completed.

<sup>18</sup> Fill, p.35

<sup>19</sup> New Zealand Electoral Rolls, Hutt District, 1908

<sup>20</sup> See <https://www.bdmhistoricalrecords.dia.govt.nz> [retrieved 23 May 2024]

<sup>21</sup> Fill, pp.35-36

<sup>22</sup> Fill, pp.36-37

foreman and manager. Originally from Tauranga, he was a sapper in the New Zealand Engineers during World War II. He and his wife Ellinor (they married in 1944) lived there for the next 40 years, together with their family.

In 1964, the Hintz's applied to build a new rear porch and toilet and remove the outside toilet and laundry.<sup>23</sup> This was approved. In 1970, the couple were given permission to build a carport on the north side of the house, adjoining the house and a garage on 426 Jackson Street.<sup>24</sup> The 1964 plans for the new porch show a garage was then in situ (confirmed by aerial images), so this suggests it was subsequently demolished, or was about to be demolished, to allow the carport to be built. In 1985, the Hintz's applied to build a garage behind the carport. This garage, accessible via the carport, also remains in situ.<sup>25</sup> A back deck with a Perspex roof was also constructed at some point.

In 1996, the Hintz's sold the house to Kotuku Tibble and Sheridan McKinlay in 1996. In 2000, the house was bought by Tarikura Investments Ltd., owned by Kirsten Gendall and Tokorangi Kapea, who also owned 8 Patrick Street. In 2003, the house was bought by Michael Davidson and Alison Newbald. The latter bought the property outright in 2013. It has been owned by Tiffaney Hollis and Lee Thomson since 2021. The house has been significantly modernised internally.

## 2.2 Construction Professionals

*Penty and Blake*

<https://www.wellingtoncityheritage.org.nz/architects/penty-and-blake?q=>  
[retrieved 27 May 2024]

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in key directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

---

<sup>23</sup> 'Proposed New WAC and Porch for Mr C.T. Hintz, 25 Patrick Street, Petone', ARCH60460, 25 Patrick Street, 1964-1985, HCC Archives [Approved 7 September 1964]

<sup>24</sup> 'Building Application Form', 20 November 1970, ARCH60460, 25 Patrick Street, 1964-1985, HCC Archives

<sup>25</sup> 'Proposed Carport for Mr C hintz, 25 Patrick Street, Petone', ARCH60460, 25 Patrick Street, 1964-1985, HCC Archives

The streetscapes of the residential areas are diverse in visual, architectural, and historic character, but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century; characteristically divided into small lots, the houses are, by and large, set closely together. Within this broader context, the Heretaunga Settlement area, located in the midst of the residential zone to the east of Petone, close to the mouth of Te Awakairangi and the beach, is notable for its consistent and coherent architectural and historic character. This is conferred by its varied collection of architect-designed Worker’s Dwelling Act houses that all spring from a common source, are of a common scale, age and quality, and which have a common history of use.

No. 25 is set back from the street behind a period-appropriate timber fence. It is spaced apart from its southern two-storey neighbour and isolated from its northern neighbour by the arrangement of garages and carports. It has a large rear yard, but much of that is occupied by the driveway, garage and carport.

**3.2 Building or Structures**

This modest single storey house, designed by prominent Wellington architects Penty & Blake, is one of four of its type in the Settlement area (the others are nos. 12, 18, and 25). This appears to be the least modified and most authentic of the group.

The ‘York’ design was a simple rectangular box under a moderately-pitched hipped roof of corrugated steel, with a wide projecting bay under a gable end at the street front, the main entry recessed in a porch on the side of the house, and a full-width lean-to at the rear containing the utility spaces. The house had a tall stud height, conferring a vertical proportion to its main elevation. Its architectural character derived from the projecting front bay and its gable, its symmetry, and its simple but strongly rhythmic and visually busy detailing.

The main elevation, fully symmetric about the front gable, is dressed in vertical stickwork with closely spaced battens over rusticated weatherboard cladding, broken over a dentil course at the entablature of the gable, and a symmetric pair of double-hung windows – the top sash distinctively divided with three over two lights – is fitted in between the battens. The pattern of battens and interleaved windows continues along the side elevations. The house is set on a concrete foundation plinth, with a roughcast plaster finish.

The modern car-port masks much of the side elevation, including most of the protuberant modern extension of the lean-to.

**4. Evaluation**

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<p><i>i) Themes – the place is associated with important themes in history or patterns of development.</i></p>	<p>Level of Significance: <i>High</i></p> <p>New Zealand is a country with a large state-owned housing stock, a legacy of a century and more of state-funded house construction that began in Petone in 1906. The role of the state in providing housing for those that cannot afford their own continues to this day and remains a core component of state provision of social welfare.</p>

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The completion of the first tranche of state houses in September 1906 was a notable event in New Zealand history. To mark the occasion, the houses were visited by Premier Joseph Ward – on 8 September – and no. 25 was singled out as the first house completed and occupied. It was the culmination of an experiment in state intervention that helped usher in the welfare state.
<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: <i>High</i>
	The houses are strongly associated with many important people and organisations. These include the man who conceived the state housing scheme, Premier Richard Seddon, and the Secretary of Labour, Edward Tregear, who pushed to get the Workers' Dwelling Act passed. The designs were overseen by the Government Architect, John Campbell, while the scheme was managed by the Public Works Department. More specifically, no. 25 is associated with its designers, Penty and Blake, who were prominent and successful Wellington-based architects in the late 1890s and early 20th century.
<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: <i>High</i>
	The design of the Heretaunga Settlement houses demonstrates the standard the government aspired to in housing working people in the first decade of the 20th century. Many of the houses still show, through their internal (and external) arrangements, the way people lived at that time.

<b>Physical Values</b>	
Overall value – <i>High</i>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.

<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: <i>High</i>
	Designed by notable Wellington architects Penty & Blake, the 'York' design has a high level of architectural value in its tall vertical proportions and its use of simple stickwork detailing to create a lively and interesting architectural composition.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house is built with materials and techniques in common use at the time, which are well represented in Petone and the wider region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Aside from a protuberant rear extension, the house is largely unchanged from the time of its construction and it has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The house is an important part of the group of Worker's Dwelling Act houses in the Heretaunga Settlement area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>High</i>
	The Heretaunga Settlement houses are widely known and valued for their heritage significance and connection with the origins of state provision of housing. All 25 of the original houses remain and they are recognised for their collective, not individual, value. This recognition will only grow as the houses get older. No.25 may be especially significant, if it was indeed the first house completed and allocated.



<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance – <i>Moderate</i>
	Generally speaking, this house and the other houses in the settlement are not unique or rare (625 houses were built nationally), but there can only be one first example of the housing scheme and it is in Petone. Moreover, if no.25 is the first house completed in Petone, it is, accordingly, the first state house built in New Zealand. In addition, those 25 houses are further divided into seven different styles. Consequently, these can be considered rare, particularly when the sparing use of each design is considered.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance – <i>Moderate</i>
	The house is a good representative example of the first tranche of Worker’s Dwelling Act houses.

## 5. Place information

<i>Reference</i>	<i>H093</i>
<i>Address</i>	<i>25 Patrick Street</i>
<i>Legal description</i>	<i>Sec 9 Block II Heretaunga Settlement DP 5172</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place’s heritage values and may not capture all aspects of heritage significance.*

*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.*

# H094 26 Patrick Street, Petone (1906) House



26 Patrick Street, April 2024



Aerial imagery, HCC GIS Viewer, April 24

# 1. Summary of significance

This house is historically significant as one of the first houses completed in the country's first state housing scheme to build affordable homes for working people. Quickly erected over the winter of 1906, these 25 houses, in what was known as the Heretaunga Settlement, still stand as conspicuous, authentic reminders of a pivotal initiative by the Seddon-led Liberal government. The scheme ultimately failed to reach the government's objectives, but it remains one of many examples of the way the Liberal government used the power of the state to bring about change, which included providing women's suffrage (1893) and the first old-age pensions (1898). The house has had a history typical of many of the Heretaunga Settlement houses in that it was lived in for most of the 20th century by working class families, so, to some extent, the house has fulfilled the Liberal government's expectations.

This particular house was designed by the notable Wellington architectural partnership of Penty and Blake, three of whose designs were used at Petone. The three examples of the 'Suburban' design, which was a modest two-storey gabled box with the first floor rooms partly housed into the roof, and enlivened with simple decoration, have all been modified in various ways. No. 26 is the most modified of the trio, and although its present character is not out of keeping with the wider area and its original form can still be understood, there is little left of its original character. It has a strong presence in the local streetscape and is an important member of the group of Settlement houses.

## 2. History

### 2.1 History of the place

The house at 26 Patrick Street is one of the houses built as part of the Heretaunga Settlement, the first state housing development in the country. Completed in 1906, the house was designed by Wellington architects Penty and Blake and was titled 'Suburban'.

The Liberal government under Premier Richard Seddon enacted progressive social legislation and programmes, of which the construction of state houses was amongst the most ambitious. Inspired by workers' houses he saw being built by local councils in London and Glasgow during a trip to the United Kingdom in the 1890s, Seddon wanted something similar provided for workers in his own country. Although provision was made for local authorities to provide housing under the Municipal Corporations Act 1900, little was done.<sup>1</sup>

Pushed by the Secretary of Labour, Edward Tregear, who was especially concerned about the living conditions of workers in New Zealand's main cities and the rents they were forced to pay, the Seddon-led government introduced the Workers' Dwelling Act in 1905 in a bid to provide quality housing that could either be rented or bought outright by the occupant. This made New Zealand 'the first nation in the Western world to provide public housing for its citizens'.<sup>2</sup> Applicants had to be workers i.e. involved in manual work, not already the owner of property and earning less than £156 a year.

Although the government intended the Act to cover the whole country, land was initially purchased in the four main centres (Auckland, Wellington, Christchurch, and Dunedin). To ensure variety in the built forms, a national competition was held to find a range of suitable designs, all to be built in timber. There were 150 entries submitted and 34 designs chosen for

---

<sup>1</sup> Fill, Barbara 1984, *Seddon's State Houses: The Workers' Dwellings Act 1905 & The Heretaunga Settlement*, Wellington Regional Committee (New Zealand Historic Places Trust) Monograph No.1, Wellington p.5

<sup>2</sup> Mark Derby, 'Suburbs - The state builds suburbs', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/suburbs/page-2> (accessed 19 April 2024)

construction. Some of New Zealand's foremost architects of the day provided designs, although not all their designs were used. Two sets of designs were produced, one for the North Island and one for the South Island – a response to the contrasting climates in the two islands. There were further variations within the islands; Wellington had two-storey houses, but Auckland did not.<sup>3</sup>

Wellington was chosen as the location for the first settlement because rents were 30% higher there than anywhere else in the country. In September 1905, in anticipation of the bill's passing (which took place in November that year), the government bought 6.58 hectares of farmland<sup>4</sup> on the eastern side of Petone for £9,000 from Alfred Coles, Petone hotelier, politician and businessman.<sup>5</sup> The reason it could not find suitable land closer to Wellington was the sheer cost of the land, although it was thought that a suburban location would offer a healthier living environment.<sup>6</sup> The locations were to have significant implications for the success of the scheme.

Tenders for the Petone houses were called in April 1906 by the Government's chief architect John Campbell. Tenderers were asked to price for 'at least all the houses of similar design', or 'for the whole of the buildings'.<sup>7</sup> A further tender for three houses was called in June.<sup>8</sup> The Government offered seven designs to choose from, a mix of single storey and two storey houses, all with five rooms (living room, kitchen/dining room and three bedrooms), along with a bathroom and outbuildings, such as a coal store and toilet. Six of the designs were from Wellington architects, while the seventh was the work of Christchurch architects Samuel Hurst Seager and Cecil Wood. There were three designs from Penty and Blake, and one each from Joshua Charlesworth, Jack Hoggard and William Gray Young. The designs had competition names, some of which alluded to the purpose and aspirations of the housing programme. Hoggard's design, for instance, was known as 'Kia Ora', Gray Young's was 'Young New Zealander' and one of Penty and Blake's was called 'Suburban'.<sup>9</sup>

The successful tenderers for the first tranche of construction work were Johnson and Nicholson, H.G. Young, E.J. Pointon and Page and Anderson. Young and Pointon were based in Petone, the others in Wellington. Their engagement, including tender prices, was announced in the press in May 1906, as follows:

The Public Works Department has accepted the following tenders for the erection of 22 workmen's cottages at Petone: — Johnson and Nicholson, three cottages, according to Penty and Blake's No. 1 design, £1,163 ; same firm, three cottages, Penty and Blake's No. 2 design, £1,137; same firm, four cottages, Mr. Young's design, £1,465; H. G. Young, four cottages, Penty and Blake's No. 3 design, £1,420; E. J. Pointon, three cottages, J. Hoggard's design, £1,170 ; Page and Anderson, five cottages, Hurst-Seager and Wood's design, £1,920.<sup>10</sup>

---

<sup>3</sup> Fill, p.9

<sup>4</sup> CT WN146/49, LINZ

<sup>5</sup> *Wairarapa Daily Times*, 4 September 1906, p.2

<sup>6</sup> Fill, p.9

<sup>7</sup> *Evening Post*, 19 April 1906, p.7

<sup>8</sup> *Evening Post*, 8 June 1906, p.7

<sup>9</sup> Fill, pp.19-33

<sup>10</sup> *Evening Post*, 26 May 1906, p.6

RETURN under Workers' Dwellings Act re Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
<i>Heretaunga Settlement, Petone.</i>										
	P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	18-0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Cabinetmaker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Engine-driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 5 7	3 0 3	12 0
Machinist ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Storeman ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
" ..	18-0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Compositor ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 1 0	3 0 3	11 11
Labourer ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bookbinder ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Tanner ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Pattern-maker ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Meat-grader ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Storeman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Painter ..	13-3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 6
Weaver ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Fireman ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Labourer ..	14-7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 1
Slaughterman ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Bricklayer ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 3 2	3 1 0	12 4
Warehouseman ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Striker ..	14-7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 5
Driver ..	14-7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 3
Railway porter ..	14-7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 19 0	3 0 8	12 1
Labourer ..	14-7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3

*The composition of occupants in the Petone (and Coromandel Street) houses, 1908. An extract from 'Workers' Dwellings (Report On), By The Hon. The Minister of Labour', Appendix to the Journals of the House of Representatives, 1908 Session I, H-11b*

The contractors were remarkably productive despite the fact that one of them – Johnson and Nicholson – had to advertise for carpenters to help meet their deadline.<sup>11</sup> The first batch of 25 houses was ready for distribution by the Land Board by early September 1906.<sup>12</sup> They were advertised as being available for lease for 50 years, with right of renewal for further term of 50 years, or an option of acquiring the freehold.<sup>13</sup>

However, take up was slow, with just six houses secured by early October.<sup>14</sup> The distance from Wellington and the lack of public transport were two factors. Many workers found it difficult to raise the necessary deposit to apply for a house or fund the cost of renting because the government had to recoup its investment and the quality of the house was too high in relation to the income thresholds set. While this problem was particularly acute at Petone, the government could have provided lower quality houses to make them more appealing. The government concluded that the eligibility threshold had to be lifted to get enough applicants (particularly in Petone). The scope was expanded from £156 to £200 by an amendment to the act later that year. This helped take up in Auckland but had little effect at Petone. It took the provision of public transport – a horse-drawn bus – between the settlement and the railway station before the houses were filled.<sup>15</sup> In all, only 34 houses were

<sup>11</sup> *New Zealand Times*, 21 August 1906, p.1

<sup>12</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>13</sup> *New Zealand Times*, 4 September 1906, p.8

<sup>14</sup> *Evening Post*, 3 October 1906, p.3

<sup>15</sup> *Fill*, p.15

built at Petone. By 1919, when the scheme ended, only 647 houses had been built nationally. Seddon had dreamt of building 5,000.<sup>16</sup>

Most of the Workers Dwelling Act houses were retained by the government for at least two decades, but they began to be sold off to the private market in the late 1920s and this process carried on until after World War II. It was far from the end for state housing though, with the first Labour Government starting a grand state housing project in 1935, one which was to have a significant impact on the development of the nation.

By the 1980s, the importance of the Liberal government's housing initiative was becoming more widely appreciated and in 1984 the houses erected under the Workers' Dwellings Act at Petone were declared an historic area by the New Zealand Historic Places Trust (NZHPT). In 1989, 10 of the houses were registered by the NZHPT and the Hutt City Council declared the area a Residential Heritage Zone, later to become a fully-fledged heritage area. The area began attracting more middle-class owners as Petone puts its industrial days behind it and became more gentrified, a process that was mostly completed in the early 21st century.

No.26 was designed by Penty and Blake and entitled 'Suburban'. Fill notes that this house had a major fault in that its doors and windows leaked badly during a southerly. This meant that the ceilings and wallpaper had to be replaced within the first year.<sup>17</sup> It's not clear which of the houses of this design this problem arose with or if they all suffered the same issue. The house was built by Johnson & Nicholson.

The first known occupants of no. 26 were Christina and Charles Baoumgren, a labourer. They left in 1911 and the new occupant was Joseph Watt, a tinsmith. By 1915 the house was occupied by Herbert Buckley, a railway storeman. He was conscripted for the war and the lease was taken up by Albert Schofield, an engineer. In 1917, Schofield was also conscripted and the house was leased to Cliff Nottingham, a salesman.<sup>18</sup>

In 1923, he was replaced as the tenant by Reginald Hill, an engraver, and his wife Jane, née Ashcroft.<sup>19</sup> They married in 1918 and had two children, one of whom, Owen b.1919, was also an engraver.<sup>20</sup> The Hills bought the house from the government in 1929 and lived there until 1961. The house was then sold to Kathleen and Thomas Webster, a driver.<sup>21</sup> An unspecified addition to the house sought by the Websters was approved in 1965.<sup>22</sup>

In 1977, the house was sold to William Allan, a scientist, and Sylvia Allan, a planner and community advocate, who was also an advocate for the environment of wider Wellington. The Allans kept the house for 45 years before selling it to Joseph Hagg and Angela Burke in 2022.<sup>23</sup>

Although the general form of the house is mostly intact, windows have been changed, particularly on the front elevation. A garage has been added to the front of the property, north end. The date of any alterations is not known.

---

<sup>16</sup> Fill, p.15

<sup>17</sup> Fill, p.22

<sup>18</sup> *Wises New Zealand Post Office Directory*, 1908-10; New Zealand Electoral Rolls, 1908, 1911, 1914

<sup>19</sup> *Wises New Zealand Post Office Directory*, 1923

<sup>20</sup> See <https://www.bdmhistoricalrecords.dia.govt.nz/>; New Zealand Electoral Rolls, 1949

<sup>21</sup> CT WN410/262, LINZ

<sup>22</sup> Borough Engineer to T. Webster, 3 December 1965, ARCH35502, 26 Patrick Street, 1965-1987, HCC Archives

<sup>23</sup> *Ibid.*

## 2.2 Construction Professionals

*Penty and Blake*

Wellington City Council: <https://www.wellingtoncityheritage.org.nz/architects/penty-and-blake?q=> [retrieved 27 May 2024]

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in key directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential areas are diverse in visual, architectural, and historic character, but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century; characteristically divided into small lots, the houses are, by and large, set closely together. Within this broader context, the Heretaunga Settlement area, located in the midst of the residential zone to the east of Petone, close to the mouth of Te Awakairangi and the beach, is notable for its consistent and coherent architectural and historic character. This is conferred by its varied collection of architect-designed Worker's Dwelling Act houses that all spring from a common source, are of a common scale, age and quality, and which have a common history of use.

26 Patrick Street is situated near the north end of the Settlement area, where it stands out from its immediate neighbours for its two-storey height and collection of mature vegetation, including an enormous pohutukawa in the front yard; its northern neighbour is a non-descript single-storey 1950s house, while its southern neighbour is one of the 'York' designs. There is a modern garage at the north corner, proportioned and painted to marry in with the house, and a single-storey outbuilding at the south side. On the street boundary, a thick and well-manicured *corokia* hedge sits hard behind a modern but period-appropriate low fence. The established plantings contribute to the street appeal of the house.

## 3.2 Building or Structures

This two-storey house, designed by prominent Wellington architects Penty & Blake, is one of three of its type in the Settlement area, all now quite modified from their original appearance (no. 43 Adelaide Street is the least changed). Based on a simple rectangular plan under a steeply pitched gabled roof, and with the first-floor rooms partly housed into the roof, the 'Suburban' design had tall vertical proportions enlivened by modest stickwork decoration.

The roof was sheathed in corrugated steel; the tall brick chimney and small gabled dormer window to the back bedroom add visual interest. The walls were clad with broad rusticated weatherboards, with corner boards and facings to the windows.

No. 26 is significantly expanded and modified from the original design, with an eyelid dormer on the south side of the roof over a large ground-floor addition (set slightly back from the main west elevation), a further two-storey addition at the rear of the house with a split gable and a single-storey addition at the ground floor with a hipped roof, and a lean-to addition on the north elevation under a mono-pitch roof. The original double-hung windows have been exchanged for casement windows throughout, the original stickwork detailing has all been removed, and the street elevation has been modified in a sort of English Domestic Revival style, with a projecting shingled infill in the gable end and a flared shingled hood spanning between the ground floor window and the first floor window.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	New Zealand is a country with a large state-owned housing stock, a legacy of a century and more of state-funded house construction that began in Petone in 1906. The role of the state in providing housing for those that cannot afford their own continues to this day and remains a core component of state provision of social welfare.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The completion of the first tranche of state houses in September 1906 was a notable event in New Zealand history. It was the culmination of an experiment in state intervention that helped usher in the welfare state.



<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: <i>High</i>
	The houses are strongly associated with many important people and organisations. These include the man who conceived the state housing scheme, Premier Richard Seddon, and the Secretary of Labour, Edward Tregear, who pushed to get the Workers' Dwelling Act passed. The designs were overseen by the Government Architect, John Campbell, while the scheme was managed by the Public Works Department. More specifically, no.26 is associated with its designers, Penty and Blake, who were prominent and successful Wellington-based architects in the late 1890s and early 20th century.
<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: <i>High</i>
	The design of the Heretaunga Settlement houses demonstrates the standard the government aspired to in housing working people in the first decade of the 20th century. Many of the houses still show, through their internal (and external) arrangements, the way people lived at that time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.
<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: <i>Moderate</i>
	Designed by notable Wellington architects Penty & Blake, the 'Suburban' design has architectural value in its tall vertical proportions and steeply-pitched roof, and its use of material and detailing to create a lively and interesting architectural composition. The alterations to this house detract from its original design
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house is built with materials and techniques in common use at the time, which are well represented in Petone and the wider region.

iv) <i>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.</i>	Level of Significance: <i>Moderate</i>
	The house has been extensively added to and modified over time, and although its original form can still be understood, it does not have a high level of integrity.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Petone.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The house is an important part of the group of Worker's Dwelling Act houses in the Heretaunga Settlement area. It stands out in the local streetscape, in part by contrast with its single storey neighbours.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
ii) <i>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: <i>High</i>
	The Heretaunga Settlement houses are widely known and valued for their heritage significance and connection with the origins of state provision of housing. All 25 of the original houses remain and they are recognised for their collective, not individual, value. This recognition will only grow as the houses get older.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance – <i>Moderate</i>
	Generally speaking, this house and the other houses in the settlement are not unique or rare (625 houses were built nationally), but there can only be one first example of the housing scheme and it is in Petone. In addition, those 25 houses are further divided into seven different styles. Consequently, these can be considered rare, particularly when the sparing use of each design is considered.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance – <i>Moderate</i>
	The house is a good representative example of the first tranche of Worker’s Dwelling Act houses.

## 5. Place information

<i>Reference</i>	<i>H094</i>
<i>Address</i>	<i>26 Patrick Street, Petone</i>
<i>Legal description</i>	<i>Sec 6 Block III Heretaunga Settlement DP 5172</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: April 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place’s heritage values and may not capture all aspects of heritage significance.*

*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.*

# H095 87 Jackson Street, Petone (c.1890)

Commercial Building



87 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This is one of Jackson Street's small collection of late 19<sup>th</sup> century timber, commercial buildings and is one of the oldest buildings in the street. This building has had a relatively prosaic history, although it has been in mostly continual use all its life. The building is one of three 19<sup>th</sup> century timber buildings in a row that make a strong contribution to the character of the west end of the Jackson Street Heritage Area.

No. 87 is a modest but carefully designed Victorian commercial building. Together with its immediate neighbour at no. 89 it plays an important role in the local streetscape and makes a strong contribution to the visual character and heritage values of the wider area; the historic quality of the area in turn reinforces the heritage values of this building. There are few timber shop/residence buildings now left standing in Petone, which adds a further layer of value.

## 2. History

### 2.1 History of the place

The date of the construction of this timber building is not precisely known. It was likely built in the late 19<sup>th</sup> century, most probably for Stephen Curtis, who was foreman of the New Zealand Railways Workshop at Petone. He owned two lots (Lots 46 and 47, DP 321) on the corner of Victoria Street and Jackson Street from 1887.<sup>1</sup> He sold portions of this land but held on to the property that later became 87 Jackson Street.<sup>2</sup>

Curtis took out a mortgage over the property in 1890,<sup>3</sup> which may have been for the purpose of constructing a building. The use of segmentally-arched windows on the upper storey suggests that the building dates from about this period. The building was divided into retail premises on the ground floor and accommodation above.

The most notable event in the building's history was likely to have been the widening of Jackson Street by the Petone Borough Council, which began in 1925. The land at no.87 was taken in late 1929,<sup>4</sup> but an image from that same year shows that the widening had already taken place.<sup>5</sup> The building was most likely moved back on its site. The property lost about 31.5m<sup>2</sup> of land.

Over its life the building has had various owners and occupants. Stephen Curtis sold the property to Matilda and William Hutchinson in 1928 and they on-sold to Walter Smallbone the same year.<sup>6</sup> It was he who sold part of the property to the Petone Borough Council for street widening. A decade later, in 1938, Smallbone sold the property to Walter Sturman, Town Clerk of Invercargill City Council and Vera Curtis, a civil servant, of Petone. In 1943, Taita market gardener Italo Cervo bought the building and the following year he sold it to Marian Mawhinney. She in turn sold it to Joyce Wong in 1950. Between 1958 and 1972 the property was owned by storekeeper Georgi Tchotchkoff. Businessman James Thorburn bought the property in 1972 and remained the owner until 2001. The following year it was bought by

---

<sup>1</sup> CT WN42/12, LINZ

<sup>2</sup> Ibid.

<sup>3</sup> CT WN387/150, LINZ

<sup>4</sup> Ibid.

<sup>5</sup> 1/2-049309-G, Alexander Turnbull Library

<sup>6</sup> Ibid.

Stephen and Wendy Foothead and Martin Montague. Since 2016, the building has been owned by TEK Ltd.<sup>7</sup>

Inconsistent use of building numbers in the early 20<sup>th</sup> century makes it hard to establish exactly what the building was used for. From what can be gleaned, it was, variously, a fruiterers, confectionery store and, by the 1930s, a dyers. Post-war, the store was again a fruit and vegetable shop. By the 1960s it was used as a dairy before being converted into a laundrette in the 1970s. It kept that use for much of the next 30 years.<sup>8</sup> It has been a restaurant, Kilim, since at least 2008.

## **2.2 Construction Professionals**

None known.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19<sup>th</sup> and early 20<sup>th</sup> century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19<sup>th</sup> century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 87 makes a visually interesting pair with no. 89; the two are slightly separated from their neighbours by narrow accessways and their side walls can be seen to some extent. The westerly neighbour, no. 85 is a non-descript modern building of comparable height and width,

---

<sup>7</sup> See CTs WN387/150 and 503/228

<sup>8</sup> *Wises New Zealand Post Office Directory, 1911-1979*

an architectural foil to this pair. The building shares a rear service yard, accessed from Victoria Street, with its westerly neighbours, so its rear elevation is somewhat visible.

### 3.2 Building or Structures

No. 87 is a typical 19th century shop/residence, with a floor of accommodation above commercial space. The main elevation is architecturally modest, but designed with evident care, and uses common architectural elements to interesting effect. It is constructed in timber, with brick party walls to either side. The western wall is partly visible; the eastern wall is shared with no. 89.

Below the verandah, the shopfront is all modern work. The door is slightly off-centre, with a splayed display window to the left and a squared off window to the right. It is possible, but not certain, that it reflects the original plan. The modern verandah has a shallow pitched roof of corrugated steel on timber framing and is supported at the kerb on timber posts. It shares a common alignment with the stayed verandah of no. 89 to the east.

The first-floor elevation is the most prominent part of the building in the wider streetscape. It appears to be unchanged from the time of its construction. It is framed with a pair of pilasters (with inset panels) and is clad in rusticated weatherboards, with two evenly spaced segmental-arched double-hung windows below a heavy moulded cornice. The cornice returns on itself on the western side in the gap between buildings. The façade is capped with a slender horizontal parapet with an inset panel of weatherboards and is book-ended visually by extensions of the corner pilasters.

Behind the parapet, the roof is gabled. It has a complex of additions at the rear, including a two-storey structure with a mono-pitch roof and a single-storey lean-to at the property line.

## 4. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
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: <i>Low</i>
	The building is not known to have been associated with any individual or organisation of note.

<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>	<p>Level of Significance: <i>Moderate</i></p>
	<p>This building has been in use as a retail outlet since the late 19th century. It has provided a service to the public of Petone over that period.</p>

<p><b>Physical Values</b></p>	
<p><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>	<p>Level of Significance: <i>Low</i></p>
	<p>The building was constructed in the late 19th century and could potentially reveal information about European settlement from that period through archaeological investigation. However, this potential is undermined somewhat by the fact that the building was moved back on its site in 1929.</p>
<p><i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>The building is a modest but thoughtfully designed structure. It has a strong presence in the streetscape.</p>
<p><i>iii) 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.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The building is constructed with materials and techniques in common use at the time. However, there are now few 19th century timber commercial buildings left in the area.</p>
<p><i>iv) 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.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>The building retains a very high level of integrity in the form and fabric of its upper façade and parapet, which appears to be unchanged from the date of its construction</p>
<p><i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The building is not particularly old regionally, but it is one of the oldest commercial buildings remaining on Jackson Street, so it has some local value for that.</p>
<p><i>vi) 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.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. As part of a group of three 19th century shops, it makes an important contribution to the character of the area.</p>



<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.
<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: <i>Moderate</i>
	This building is generally recognised as being one of Jackson Street's oldest commercial buildings.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Timber commercial shop/residence buildings are not rare in the wider Wellington region, although they are becoming scarcer as time passes. There are only a few now remaining in Jackson Street.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This building is a good example of a late Victorian shop/residence.

## 5. Place information

<i>Reference</i>	<i>H095</i>
<i>Address</i>	<i>87 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 46 Deposited Plan 32 1</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance. 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.*

# H096 89 Jackson Street, Petone (c.1890)

Commercial Building



89 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, May 24

# 1. Summary of significance

This is one of Jackson Street's small collection of late 19th century timber, commercial buildings and is one of the oldest buildings in the street. It was built for Martin Cargill, reputed to be Petone's first baker and a relatively prominent figure in early Petone life. This building has had a mostly prosaic history, although it has generally been in use most of its life.

No. 89 is a quirkily designed late Victorian building, notable for its unusual combination of common architectural elements to good architectural effect. It is one of a row of three pre-1900 timber buildings that were moved back to allowing the widening of Jackson Street in 1929. They make a strong contribution to the west end of the Jackson Street Heritage Area. There are few timber shop/residence buildings now left standing in Petone, and fewer still standing together, which adds a further layer of value.

## 2. History

### 2.1 History of the place

This building was most likely built in 1889 or 1890 for Martin Cargill, a baker. Along with no. 91, it was one of two buildings on the same property, which was purchased from John Bullock by Cargill in 1889.<sup>1</sup> The histories of those buildings are closely tied together. Both buildings are on the property Cargill bought and they remained on the same title until 1923 and have had much the same ownership since construction.

Cargill, who established himself in business in Petone in 1884, originally had a shop on the corner of Jackson and Fitzherbert Streets. He was said to be Petone's first baker and, with his wife, pioneers of the borough.<sup>2</sup> He built no. 89 to replace that bakery and residence. The architect and builder are not currently known. This building features on plans for a new bakery and residence at no. 91, also on Cargill's land and built in 1895. It is marked as 'old premises' on the plan, indicating that Cargill was replacing that shop with the new building.<sup>3</sup>

Cargill sold the property (and his business presumably) in 1903, to Robert Corson and John McVicker, also bakers. In 1905, they sold the property to a consortium of five individuals as tenants in common, who kept it as an investment.<sup>4</sup> In 1908, the building was occupied by Ah Lunn and Son, fruiterers. They were followed by a succession of fruiterers or greengrocers until World War II.<sup>5</sup>

In 1923, the property was bought by tobacconist Harold Orsborn and nos. 89 and 91 (plus a right of way at the rear to Fitzherbert Street) were put on separate titles.<sup>6</sup> In December 1928, the Petone Borough Council took the front portion of the property for widening Jackson Street, a scheme that had begun in 1925. The widening took place by 1929, as an image from that year shows the building on the new alignment.<sup>7</sup> The building (like its near neighbours) was almost certainly jacked up and shifted back rather than reduced in size.

---

<sup>1</sup> CT WN50/17, LINZ

<sup>2</sup> See Cyclopedia Company Ltd 1897, *Cyclopedia of New Zealand [Wellington District]*, The Cyclopedia Company, Limited, Wellington, p.824; *Evening Post*, 9 February 1939, p.15

<sup>3</sup> Plans-2019-0084-002-1, Alexander Turnbull Library

<sup>4</sup> CT WN50/17, LINZ

<sup>5</sup> *Wise's New Zealand Post Office Directory*, 1908-30

<sup>6</sup> CT WN305/19, LINZ

<sup>7</sup> 1/2-049309-G, Alexander Turnbull Library

By the late 1930s the building was home to a cabinet maker, Edgar Brook, a long-standing occupant, although he was living in the flat, not using the shop.<sup>8</sup> Post-World War II, Gilbertson Brothers, locksmiths, took over the shop and remained in the building until the early 1970s. It was then occupied by the Māori Polynesian Christian Centre.<sup>9</sup>

The property remained in the Orsborn family until 1971, when it was sold to Dan, Tong Chee and Laywood Chan, the latter a shop proprietor. In 1981, the property was sold to Barry Spencer, a salesman, and Allan Morse, an architect. The property was then bought by Kevin and Patricia Lummis, in 1985. Two years later, the building was bought by Robert and Susan Rowell. They retained the building until 2003, when Tom and Maryke Hudig took over ownership. During their tenure, The Dutch Shop was established, and it remains the ground floor retailer. They later sold the property to Crescat Ltd, in 2016.<sup>10</sup>

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See references.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the

---

<sup>8</sup> *Wise's New Zealand Post Office Directory, 1930-1979*

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

<sup>10</sup> CT WN9A/1377, LINZ

buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 89 is one of three neighbouring old timber buildings that together form a distinctive and quirky group in the local streetscape. In style and scale, it is complementary to no. 87 (the two are slightly separated from their neighbours by narrow accessways and their side walls can be seen to some extent) and is seen together with the rather unusual no. 91.

It sits on an extended lot with a rear service yard and parking area accessed from Fitzherbert Street, so its rear elevation is somewhat visible. A steel-gated walkway on the east side of the building leads from the street to the rear yard.

### **3.2 Building or Structures**

No. 89 is a typical late-Victorian shop/residence, with a floor of accommodation above residential space. The main elevation is architecturally idiosyncratic but skillfully designed using common architectural elements combined in an unusual way to interesting effect. It is constructed in timber, with brick party walls to either side. The eastern wall is partly visible; the western wall is shared with no. 87.

Below the verandah, the shopfront is all modern work. The layout, with the door off-centre to the left flanked by splayed display windows may follow the original. The timber framed verandah shares its alignment with no. 87 but is supported on slender steel stays.

The first-floor elevation is the prominent in the local streetscape and appears to be unchanged from the time of its construction. It is framed with slender pilasters on each side that engage into a heavy moulded and bracketed cornice. The architectural treatment of the two windows is particularly unusual – these are double-hung units with semi-circular heads that sit on a common string course line that spans between the pilasters, set in distinctive pointed arch surrounds, elaborated with keystones that meet into the cornice. The parapet above the cornice is a low and plain horizontal panel, not quite tall enough to conceal the top of the gable end. A modern heat-pump conduit detracts from the otherwise authentic appearance of the elevation.

Behind the parapet, the roof of the original main form is gabled. A complex of rear additions extends from this to take up the footprint of the original site. A slightly lower gabled form lets out onto a deck above a further single storey addition, with an external stair descending to the service yard.

The eastern wall is visible along the alleyway that connects to the rear service yard. This is clad in weatherboards and has original double-hung windows at the first floor. Modern heat pump units are bolted to the wall at low level.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	The building was constructed for Martin Cargill, an early Petone baker. He left his mark in the form of two surviving timber commercial buildings – at 89 and 91 Jackson Street.
<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: <i>Moderate</i>
	This building has been in use as a retail outlet since the late 19th century. It has provided a service to the public of Petone over that period, most notably as a fruit and vegetable outlet.

<b>Physical Values</b>	
<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: <i>Low</i>
	The building was constructed in the late 19th century and could potentially reveal information about European settlement from that period through archaeological investigation. However, this potential is undermined somewhat by the fact that the building was moved back on its site in 1929.
<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: <i>High</i>
	The building is modest but quirkily designed with an unusual use of common architectural elements, and it has a strong presence in the local streetscape.

<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building is constructed with materials and techniques in common use at the time. However, there are few 19th or early 20th century timber commercial buildings now left in the area.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building retains a very high level of integrity in the form and fabric of its upper façade, which appears to be unchanged from the date of its construction
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	The building is not particularly old regionally, but it is one of the oldest commercial buildings remaining on Jackson Street, so it has some local value for that.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. As part of a group of three 19th century shops, it makes an important positive contribution to the character of the area.

<b>Social Values</b>	
<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: <i>Low</i>
	The building was occupied during the 1970s by the Māori Polynesian Christian Centre, but it is not known if their members retain a connection with the building. Otherwise, no other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>Moderate</i>
	This building is generally recognised as being one of Jackson Street's oldest commercial buildings.



<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Timber commercial shop/residence buildings are not rare in the wider Wellington region, although they are becoming scarcer as time passes. There are only a few now remaining in Jackson Street.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This building is a good example of a late Victorian shop/residence.

## 5. Place information

<i>Reference</i>	<i>H096</i>
<i>Address</i>	<i>89 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 2 Deposited Plan 6389</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H097 91 Jackson Street, Petone (1895)

Commercial Building



91 Jackson Street, Petone, April 2024



Aerial imagery, HCC GIS Viewer, May 24

# 1. Summary of significance

This is one of Jackson Street's small collection of late 19th century timber commercial buildings and is one of the oldest buildings in the street. It was built for Martin Cargill, reputed to be Petone's first baker and a relatively prominent figure in early Petone life. The building is also associated with prominent Wellington architect William Crichton and is one of his more unusual designs, an idiosyncratic and visually interesting work of Victorian architecture, notable for its unusual application of a bay villa idiom to a commercial building. It has an unusually high level of physical authenticity. It stands out in the local streetscape for its design and scale.

This building has had a mostly prosaic history, although it has been in use most of its life. It is one of a row of three pre-1900 timber buildings that were moved back to allowing the widening of Jackson Street in 1929. Together with its westerly neighbours it makes a strong contribution to the visual character and heritage values of the wider area; the historic quality of the area in turn reinforces the heritage values of this building. There are few timber shop/residence buildings now left standing in Petone, and fewer still standing together, which adds a further layer of value.

## 2. History

### 2.1 History of the place

This building was erected in 1895, for Martin Cargill, a baker from the Shetland Islands. He bought the property in 1889<sup>1</sup> and in late 1894 commissioned prominent Wellington architects Crichton and McKay to design a shop and dwelling in Jackson Street.<sup>2</sup> Tenders were called in December 1894.<sup>3</sup> William Crichton's design aligned the verandah just beneath the second-storey square bay windows and joined to the building next door to the west (no. 89, see below) via a continuation of the verandah and a door to the passage between the buildings, set in the line of the shop fronts.

Cargill, who established himself in business in Petone in 1884, originally had a shop on the corner of Jackson and Fitzherbert Streets. He was said to be Petone's first baker and, with his wife, pioneers of the borough.<sup>4</sup> About 1890, Cargill is likely to have built a shop and residence on the adjacent property (no. 89). The histories of both buildings are closely tied together. Both buildings are on the property Cargill bought and remained on the same title until 1923 and have had much same ownership since construction.

Cargill sold the property (and no. 89 and his business presumably) in 1903, to Robert Corson and John McVicker, also bakers. In 1905, they sold the property to a consortium of five individuals as tenants in common, who kept it as an investment. The shop continued as a bakery after Cargill's departure. In the 1920s, it was in use as a restaurant, then a grocer's and then as a drapery.

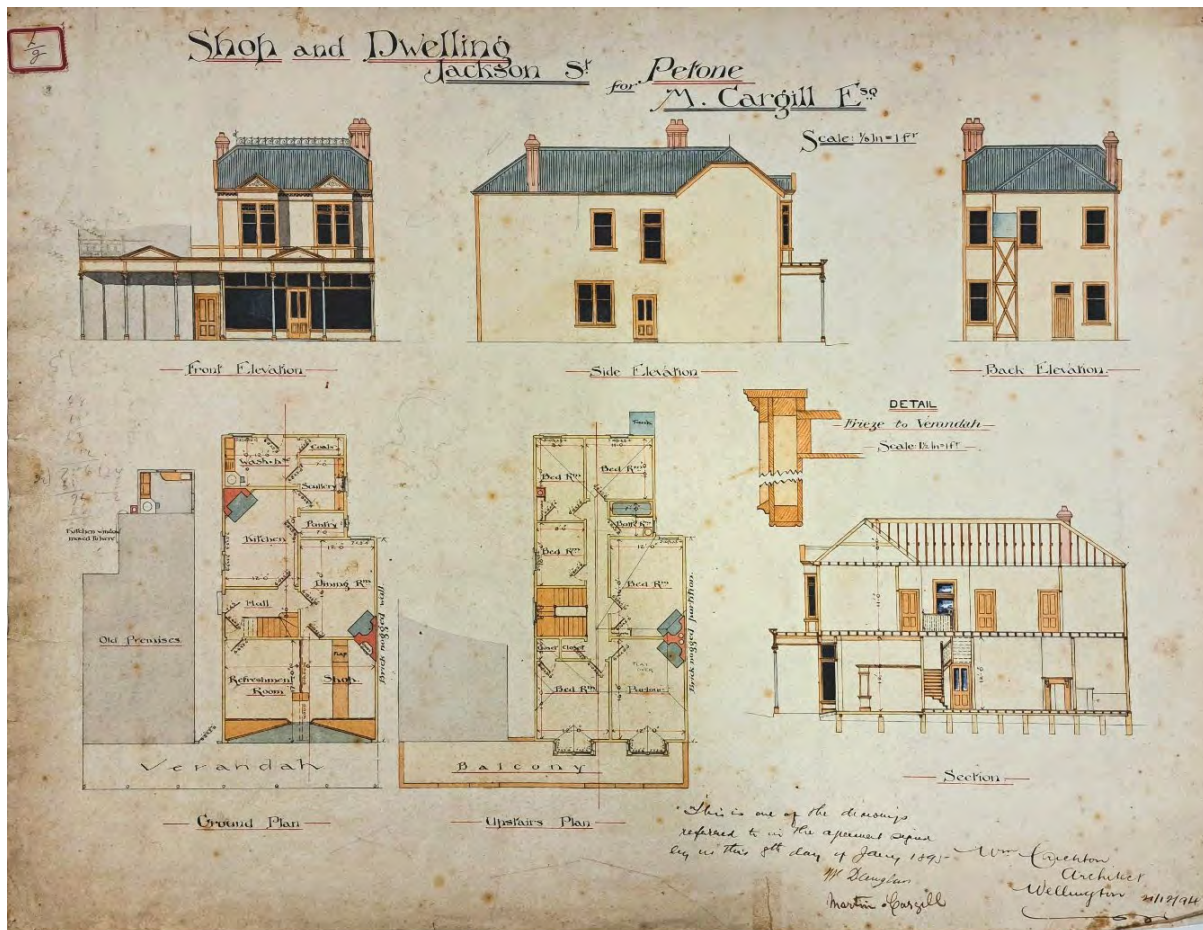
---

<sup>1</sup> CT WN50/17, LINZ

<sup>2</sup> A plan of the site including an artesian well; cross section and elevation drawings. Inscribed: 'This is one of the drawings referred to in the agreement signed by us this 8th day of January 1895'. Signed W Daughan and Martin Cargill; previously signed by William Crichton in Wellington, 21/12/94. Plans-2019-0084-002-1, Alexander Turnbull Library

<sup>3</sup> *Evening Post*, 28 December 1894, p.4

<sup>4</sup> See Cyclopeda Company Ltd 1897, *Cyclopeda of New Zealand [Wellington District]*, The Cyclopeda Company, Limited, Wellington, p.824; *Evening Post*, 9 February 1939, p.15



91 Jackson St, original plans. (Plans-2019-0084-002-1, Alexander Turnbull Library)

In 1923, the property was bought by tobacconist Harold Orsborn and the two buildings (plus a right of way at the rear to Fitzherbert Street) were put on separate titles.<sup>5</sup> In December 1928, the Petone Borough Council took the front portion of the property – and paid compensation – for widening Jackson Street, a scheme that had begun in 1925. The widening took place by 1929, as an image from that year shows the building on the new alignment.<sup>6</sup> The building (like its near neighbours) was almost certainly shifted back on its site rather than reduced in size.

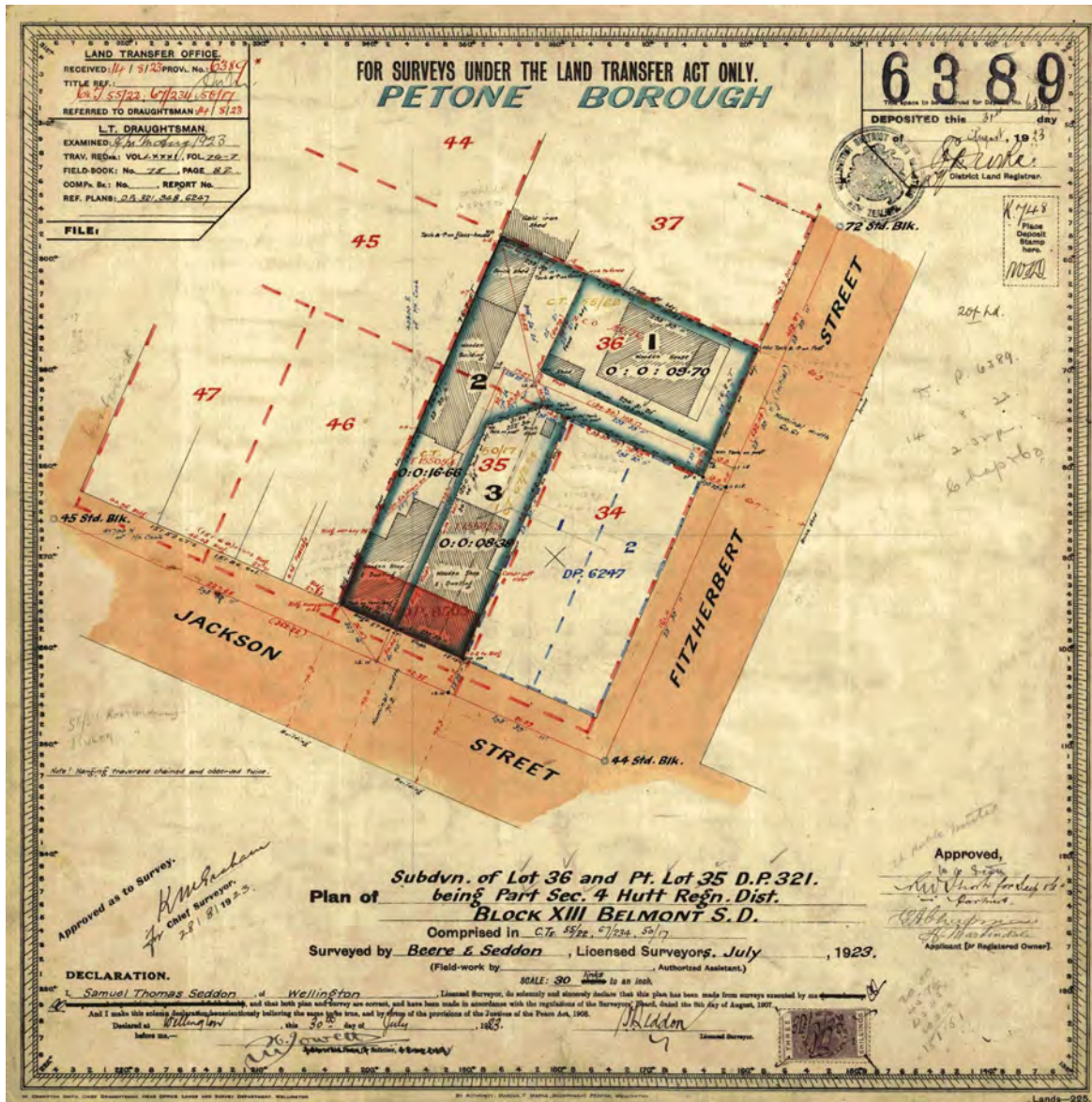
The property remained in the Orsborn family until 1971, when it was sold to Dan, Tong Chee and Laywood Chan, the latter a shop proprietor.<sup>7</sup> In 1987, the building was bought by Robert and Susan Rowell. A series of ownership changes followed, until it was purchased by Bonner Appliances Ltd in 1994. By this time the building appears from contemporary images to have been unoccupied and in poor condition. Bonner Appliances retained the building until 2007 when it was bought by Tom and Maryke Hudig and Hazel Moffitt, who had also bought no.89 four years earlier. They later sold the property to Crescat Ltd, in 2016.<sup>8</sup>

<sup>5</sup> CT WN305/19, LINZ

<sup>6</sup> 1/2-049309-G, Alexander Turnbull Library

<sup>7</sup> Ibid.

<sup>8</sup> CT WN430/57, LINZ



The outline of the buildings at 89 and 91 Jackson Street, with the area later marked in red to indicate the land required for street widening. (DP 6389, LINZ)

Post-war, the shop was leased to soft goods manufacturer Le Premiere and then Carnegie Shoes. By the 1960s two businesses were operating out of the shop Paua Opal Products Ltd and McLeod signwriters. Burger bars were occupants in the 1970s, along with the Māori Polynesian Christian Centre, which also occupied no.89.<sup>9</sup> In recent years it has been a restaurant, firstly Turkish, then Indian.

## 2.2 Construction Professionals

William Crichton of Crichton and McKay.

Wellington City Council: <https://wellingtoncityheritage.org.nz/architects/william-crichton?q=> [accessed April 2024]

<sup>9</sup> Wise's New Zealand Post Office Directory, 1947-1979

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

Together with its Victorian companions at nos. 87 and 89, this building makes for a visually interesting and quirky group of old structures in the local streetscape. Its unusually tall inter-storey height, in combination with its quirky style, distinguish it from its immediate neighbours.

The building backs on to the rear yard of no. 89, where its rear elevation is partly visible from Fitzherbert Street.

## 3.2 Building or Structures

No. 91 is a substantial Victorian shop/residence building, with a floor of accommodation above commercial spaces, designed in a singular and idiosyncratic bay villa idiom not repeated elsewhere on Jackson Street.

The building has a symmetrical composition and a somewhat domestic appearance with tall vertical proportions, emphasised by tall stud heights, the distinctive slender bay windows at the first floor, and the visible gabled roofs. The main elevation, excepting the modern verandah, appears to be little changed from its date of construction.

The shopfronts are old if not the original, with slender timber joinery and large pane of plate glass set above a base of brick-pattern tiles (unfortunately painted over). The central door

opening, now filled with a pair of modern glazed timber doors, is flanked by display window bays with splayed sides, and a row of vertically proportioned fanlights runs across all of the joinery.

The shallow-pitched verandah is supported on stays, roofed in corrugated steel over a timber sub-structure. It appears to be a much later construction.

The first-floor elevation is aligned over the shopfronts. It is clad in broad rusticated weatherboards that meet into a stylised dentil course at the eave line and framed with corner boards on each side. Each bay window projects out over the verandah and is capped with a steeply pitched gabled roof, with a decorative fretwork crown motif worked into the gable. The windows are, unusually, tall double-hung units, with the top sash featuring a panel of stained-glass lights above clear glass. The gables meet back into the south-facing slope of the main roof, also gabled, with distinctive half-hipped ends on the main ridge.

The exposed western wall face is covered with modern vertical corrugated steel; the small section of the eastern wall visible above no. 93 is lined with weatherboards.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	The building was constructed for Martin Cargill, an early Petone baker. He left his mark in the form of two surviving timber commercial buildings – at 89 and 91 Jackson Street. William Crichton, architect, had a long and successful career.
<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: <i>Moderate</i>
	This building has been in use as a retail outlet since the late 19th century. It has provided a service to the public of Petone over that period, most notably as a fruit and vegetable outlet.

<b>Physical Values</b>	
<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: <i>Low</i>
	The building was constructed in the late 19th century and could potentially reveal information about European settlement from that period through archaeological investigation. However, this potential is undermined somewhat by the fact that the building was moved back on its site in 1929.
<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: <i>High</i>
	No. 91 is interestingly designed with an unusual combination of bay villa features and aesthetics applied to a commercial building. It has a strong presence in the streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building is constructed with materials and techniques in common use at the time. However, there are few 19th or early 20th century timber commercial buildings left in the area.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building has an unusually high level of integrity in the form and fabric of its main elevation, which appears to be almost unchanged from the date of its construction (excepting the modern verandah).
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	The building is not particularly old regionally, but it is one of the oldest commercial buildings remaining on Jackson Street, so it has some local value for that.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. No. 91 makes an important contribution to its overall character.



<b>Social Values</b>	
<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: <i>Low</i>
	The building was occupied from the 1970s by the Māori Polynesian Christian Centre, but it is not known if their members retain a connection with the building. Otherwise, no other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>Moderate</i>
	This building is generally recognised as being one of Jackson Street's oldest commercial buildings.

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Timber commercial shop/residence buildings are not rare in the wider Wellington region, although they are becoming scarcer as time passes. There are only a few now remaining in Jackson Street.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This building is a good example of a late Victorian shop/residence.

## 5. Place information

<i>Reference</i>	<i>H097</i>
<i>Address</i>	<i>91 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 3 Deposited Plan 6389</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H098 109 Jackson Street, Petone (c.1936)

Former Self Help Building



109 Jackson Street, Petone, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

Self Help was a retail phenomenon of the 20th century, the first domestic forerunner to supermarket shopping. With its emphasis on low prices and self-service, the company was able to transform the grocery shopping experience. The company had a major impact on a working-class area like Petone, where its cheaper prices were welcomed. Having four shops operating in Petone at the same time was evidence of its success in the borough. It is not known how many shops Self Help built that still survive, so the relative importance of this building is not easy to establish. Nevertheless, this was the site of Self Help's oldest and longest-running shop in Petone.

This building has a confident Art Deco design, notable for its well-balanced use of contrasting vertical and horizontal forms and simple elements to create visual interest. It is set within a block of later buildings, where, by contrast, it makes an important contribution to the local streetscape. Further, it contributes to the visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was completed, most likely in 1936, for retailing entrepreneur Benjamin Sutherland. It was built, in part, to accommodate the widening of Jackson Street, which had a haphazard alignment that dated from its establishment in the late 19th century.

When the Petone Borough Council decided to force a widening of Jackson Street in the mid-1920s, it began a more than decade-long project that saw some buildings moved back on their site and others demolished and replaced. This was one of the buildings replaced.

Benjamin Sutherland (1873-1950) was born and educated in Invercargill and initially worked as a teacher. In 1890, he joined the New Zealand Railways as a clerical cadet and was stationed in various parts of the country. Following a serious illness in 1904 he became a telegraphic instructor at the Head Office in Wellington. In 1921, alarmed about rising consumer prices, Sutherland organised a co-operative shop amongst Railways Department staff. His initiative failed to gain traction and faced resistance from external wholesalers. Sutherland resigned and went out on his own. He opened his first shop on Thorndon Quay in 1921.<sup>1</sup>

Self-Help Co-operative Grocers' Stores was immediately successful, and within a year it had opened seven shops in Wellington. Sutherland borrowed and opened more shops in Wellington and then nationally. There were 56 shops across the country by 1929. By the time Sutherland died, in 1948, Self Help was the largest grocery chain in New Zealand, with 200 shops nationwide.

Sutherland's aim was to sell groceries at the lowest possible price to make a profit. To achieve this, he made his shops 'self-service' (the first in New Zealand), no goods could be purchased on credit, there were no deliveries, there was no price fixing, and his customers

---

<sup>1</sup> *NZ Truth*, 17 February 1923, p.7

were asked to bring their own wrapping paper and string.<sup>2</sup> His early advertisements attempted to stoke a sense of outrage amongst shoppers.

Our low prices are not a death-bed repentance due, to loss of trade, but are an earnest effort to relieve the worker of the intolerable burden of high prices. If others can cut nearly our level NOW, what profits have they made out of YOU in the past.<sup>3</sup>

Two attempts by manufacturers in the late 1920s to foil Sutherland by fixing prices failed in court; Self Help became an institution and made Sutherland rich. Sutherland's surviving son John continued the company after his father's death. His other son, Arthur, who was also closely involved in the business, died in 1942. Self Help was wound up in 1974 and sold to other grocery institutions. The Sutherland Self Help Trust, established in 1941, continues to dispense grants to registered charities.

Sutherland opened his first shop in Petone in January 1923 at 145 Jackson Street (now 109 Jackson Street). He soon opened another store in 271 Jackson Street. By the end of 1923 he returned to no.145 and enlarged it.<sup>4</sup> In 1936, the then owner of the property, Wong She Loo, sold the front portion to the Petone Borough Council for the widening of Jackson Street. Sutherland bought the balance.<sup>5</sup> It is not clear who was responsible for demolishing the existing building but Sutherland constructed the new Art Deco-styled building that replaced it, most likely that same year. The designer is not known. (It should be noted that the Self Help building in Napier was designed in an Art Deco style by James Louis Hay in 1933). Self Help's ubiquity was such that at one point – in the early 1940s – there were four Self Help stores in Petone and three in Jackson Street alone.<sup>6</sup>

By the late 1940s, the retail space at no.109 was being shared with another occupant, Gubb's Shoes. It was followed by Blundell and Brown Ltd selling 'war assets goods'. These fellow occupants were gone by the 1960s. Street directories also indicate that the manager of the store lived in the flat upstairs.<sup>7</sup>

With the end of Self Help as a going concern, the store closed and Self Help Nominees Ltd sold the building to Dimitra Soulis of Petone in 1976. She retained the building until 1994, when it was sold to Robert Berg of Lower Hutt. At that point the store was occupied by Petone Traders. Two years later, the building was sold to Fank Sillay and John Porter. The former remains a part-owner of the building.<sup>8</sup> The building has had several occupants since the early 2000s. It is currently occupied by homeware and gift store Ellen G (Ellen Giggenbach).

## 2.2 Construction Professionals

Not known.

---

<sup>2</sup> Diana Beaglehole. 'Sutherland, Benjamin', *Dictionary of New Zealand Biography*, first published in 1998. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/4s56/sutherland-benjamin> (accessed 24 April 2024)

<sup>3</sup> *NZ Truth*, 3 November 1923, p.8

<sup>4</sup> *NZ Truth*, 17 February 1923, p.7

<sup>5</sup> CT WN53/80, LINZ

<sup>6</sup> *Dominion*, 17 June 1942, p.3

<sup>7</sup> *Wise's New Zealand Post Office Directory, 1938-1979*

<sup>8</sup> CT WN454/129, LINZ

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

The building is part of a block of later buildings largely of the 1930s and 1940s. Its immediate neighbour to the west is of comparable scale and age, whereas the eastern neighbour is a single-storey non-descript modern building.

It backs on to an accessway from Sydney Street that serves most of this block, meaning its rear elevation is partly visible from the street.

## **3.2 Building or Structures**

This building is a typical 1930s mixed-use building with separate accommodation at the first floor over commercial space on the ground floor. Its simple but distinctive Art Deco design is carefully considered and capably executed with a well-balanced interplay of vertical and horizontal elements and low-key streamline detailing that gives it a great deal of visual interest.

The building is constructed from reinforced concrete with a plastered finish, smooth on the decorative features and lightly textured on the wall panels, which creates an interesting visual contrast when the sun falls on it obliquely.

Below the verandah the shop front is all modern material. The glazed and paneled entry door to the upstairs accommodation, on the right-hand side, may be a remnant of the original.

The verandah is supported on stays, meeting the wall below the clerestory windows of the shop spaces (the stays are modern, but the verandah is old).

The first-floor elevation is notable for its Art Deco style and detailing, which appears to be original. It is symmetrically composed about a vertical centrepiece that culminates at the parapet with a clay chimney flue pot and features articulated wall panels either side (each with a vertically proportioned set of windows), delineated with horizontal bands above and below the windows (the top band subtly decorated), and with stepped openings to the clerestory windows above the verandah. The current paint scheme highlights its architectural features to good effect. Modern external service conduits somewhat detract from its appearance.

The original building is covered with a shallow-pitched pyramidal hipped roof, with a lean-to at the rear. There is a two-storey garage/workshop addition at the north boundary line, enclosing a first-floor courtyard area.

The exposed eastern wall face that can be seen above the non-descript eastern neighbour is finished with plastered concrete and has a stepped parapet line descending to the north.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Benjamin Sutherland's understanding of how to reduce prices for ordinary New Zealanders brought about a sea change in grocery retailing in New Zealand. Self Help was particularly successful in Petone, which embraced the new (and cheaper) style of shopping.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	The building can be associated, in general terms, with retailing visionary Benjamin Sutherland, who created the Self Help chain and transformed change grocery shopping in New Zealand.
<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: <i>Moderate</i>
	Although the building's interior is much altered, the presence of this building can still tell us much about the way that people shopped and the role that influential retailers played in shaping New Zealanders' shopping habits in the 20th century.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	No. 109 has architectural value for its strongly articulated Art Deco style and lively contrast of vertical and horizontal forms and proportions.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The building, save for the shopfront, still has a relatively high level of physical integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. No. 109 is part of a block of later buildings that makes an important contribution to the overall character of the heritage area

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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</i>	Level of Significance: <i>Low</i>
	It is likely that Self Help closed too long ago for the building to retain any community attachment from that period in its history.



<i>it was damaged or destroyed it would cause a sense of loss.</i>	
<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The relative rarity of Self Help shops, particularly purpose-built shops, is not known. Only one other such place is listed by Heritage New Zealand Pouhere Taonga (in Napier).

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	The building is a good example of a pre-World War II commercial building.

## 5. Place information

<i>Reference</i>	<i>H098</i>
<i>Address</i>	<i>109 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 1 Deposited Plan 11077</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H099 115-117 Jackson Street, Petone (1941) Gaynor Buildings



115-117 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This building is associated with James P. Gaynor and Co., a reasonably prominent cartage company in the wider Wellington region during the 20th century. Gaynor Buildings was one of the last buildings constructed in the wake of the widening and realignment of Jackson Street in the 1920s and 30s, which also explains, in part, why its appearance is so much less traditional than many of the other buildings constructed along the street during this period. Aside from that, the building has had, for the main part, a relatively unremarkable history.

The Gaynor Buildings is one of the most distinctive structures on Jackson Street. Designed by prominent Wellington architect Bernard Johns, its unusual Art Deco architecture celebrates its prominent corner site in a quirky and interesting way, amplified by its atypical 3-storey height that helps draw attention to it. It is the eastern corner bookend to a block of buildings of a similar era. It makes a very important contribution to the local streetscape, as well as to the visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was erected in 1941, for cartage contractor James Gaynor and named for its owner. The building was designed by the successful Wellington architect Bernard Johns.

This building is a legacy of the Petone Borough Council's scheme to widen Jackson Street, which was inaugurated in January 1926.<sup>1</sup> Some buildings were moved back on their sites and others were demolished and replaced. The commercial building occupying what became the site of the Gaynor Buildings was demolished in the late 1930s. Prior to this it was occupied for some years by a furniture dealer and a bootmaker. The site was vacant for several years before Gaynor developed the site.

James P. Gaynor and Co. Ltd was established by James Philip Gaynor snr. (1851-1902), an early Petone settler who was born in Ireland. The firm was carried on by James Gaynor jnr. (1887-1953). The firm was still active in the 1960s.

To construct the building, Gaynor had to acquire the two properties that made up the site, which he did on 23 December 1940.<sup>2</sup> Tenders were called in March 1941<sup>3</sup> and the estimated cost was £6,200.<sup>4</sup> It was stipulated to tenderers that they had to get the materials from Gaynor and Co. and insurances had to be taken out with the Australian Alliance Co., for whom Gaynor and Co. were the local agents.<sup>5</sup>

The building had two retail outlets on the ground floor and four flats above. A long-standing early occupant was the hairdressing business of Langstone Garden. Hairdressers were a long-standing occupant of the building. Gaynor and Co. retained the building until 1965, when they sold it to company directors James Isak and Nicholas Panos. They in turn sold the property to George and Margaret Yiasoumi in 1967.<sup>6</sup> By then the occupants included Barrie

---

<sup>1</sup> *New Zealand Times*, 21 January 1926, p.9

<sup>2</sup> CTs WN249/15 & WN446/202, LINZ

<sup>3</sup> *Evening Post*, 29 March 1941, p.18

<sup>4</sup> ARCH40181 - 115 - 117 Jackson Street, Petone, Lot 2 DP 3815 - Arch 40181, HCC Archives

<sup>5</sup> *Ibid.*

<sup>6</sup> WN446/202, LINZ

Fashion Separates, a frock shop, later replaced by an Intellectually Handicapped Children Society shop, and hairdresser Pat Taylor.<sup>7</sup>

In 1976, the property was purchased by public servant Leonard Kenna.<sup>8</sup> He fell foul of the Petone Borough Council when the flats were found not to comply with the provisions of the Local Government Act.<sup>9</sup> Mr Kenna rectified the building's shortcomings. The property remained in the Kenna family until 2003, when it was sold to Jabah Investments (Andre and Julianne Hutley). They remain the owners.

Recent occupants include the Palace Café, which has been in the corner lease since 2013. The other shop has had a variety of short-lived occupants.

## **2.2 Construction Professionals**

Bernard W. Johns

Wellington City Council: <https://wellingtoncityheritage.org.nz/architects/bernard-w-johns> [retrieved May 2024]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the

---

<sup>7</sup> Wise's New Zealand Post Office Directory, 1943-1979

<sup>8</sup> CTs WN249/15 & WN446/202, LINZ

<sup>9</sup> Environmental Health Officer to Leonard Kenna, 1 October 1988, ARCH36285, 115 to 117 Jackson Street - Arch 36285, 580-407, 1978-1989, HCC Archives

buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

Gaynor Buildings is the eastern corner bookend of a block of later buildings largely of the 1930s and 1940s, set on a prominent corner site at a major crossroads. Although its design makes considerable architectural effort to address the street corner, along with the two buildings on the south side of the road, its dour modern counterpart to the east entirely ignores it. The building can largely be seen in the round, due to the low modern building on the west, the open vista around the corner and along Sydney Street and the accessway at the rear.

### **3.2 Building or Structures**

Gaynor Buildings is one of the tallest buildings along Jackson Street. Standing conspicuously on an important corner site, is notable as much for its height as its distinctive and complex architectural form. It comprises a three-storey structure facing Jackson Street – commercial premises at the ground floor and two floors of residential apartments – and a two-storey block of flats running along Sydney Street.

Its design is in a vigorous and interesting Art Deco style that is determinedly asymmetric and skillfully plays on contrasts of mass and form and vertical and horizontal elements to articulate and enliven its surfaces to great architectural effect. The building's current pastel colour scheme compliments its Art Deco character. It is constructed from reinforced concrete with a smooth plastered finish and timber window and shopfront joinery. The stayed verandah is likely to be the original. It has a battened soffit.

The Jackson Street elevation is comparatively the plainest. It has two shopfronts, in slender timber joinery over tiled concrete bases (now painted over) at ground level. Above the verandah, the first floor features a singular off-centre assembly of a triptych of oriel windows captured between horizontal roof and base elements, cantilevering out over the verandah; plain windows at the next floor above follow the pattern, with the building name inscribed above, below the parapet capping.

The architectural focus of the building is the corner – here, the shop entry at the ground floor is notched into the corner of the building, then surmounted above the verandah by a dramatic two storey oriel window bay set on a 45° angle in plan, decorated with a vertical fin element running to a moulded cornice counterbalanced with timber corner windows with reeded panelling spanning between.

The shopfront returns around Sydney Street under the verandah, then meets in to the entry to the apartments at the conjunction of the two- and three-storey blocks of the building. This is via a battened door set between a pair of reeded pilasters. A further oriel window is placed at the first floor above this. The two-storey block is surmounted by a broad projecting cornice with a modern slatted timber balustrade installed to the edge of the roof terrace above. It features a recessed entry porch which is articulated with columns and fins.

The exterior seems to have had only minor modifications over time, principally a modern balcony balustrade added to the roof terrace and a matching garden fence along Sydney Street and its outward appearance is otherwise still very much as it was when first constructed.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	Gaynor Building has played its part in the commercial history of Jackson Street and wider 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: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	James P. Gaynor and Co. was a reasonably prominent cartage company in the wider Wellington region during the 20th century.
<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: <i>Moderate</i>
	Gaynor Building contains examples of the kind of places that Jackson Street is replete with – shops and residences. These have contributed to the life of Petone's main street since 1940.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The building has a high level of architectural value in its complex and assured design in a striking and coherent Art Deco idiom, and for the way it makes use of its prominent corner site. The oriel elements add to its architectural interest.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time (albeit under some wartime strictures).
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building has a very high level of physical integrity, remaining much as it was when first built.

v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: <i>Low</i>
	The place is not old in the context of Petone.
vi) 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>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It is the eastern corner bookend of a group of later buildings in this block; the building and this group makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
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>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
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>Moderate</i>
	Gaynor Building is a familiar landmark in Jackson Street, being located on a corner and with its unconventional architecture and larger than normal size.

<b>Rarity</b>	
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>Low</i>
	Combined commercial and apartment buildings of the 1940s are not rare in Petone or the Hutt Valley.
<b>Representativeness</b>	
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>Moderate</i>
	Gaynor Building is a good example of a mixed commercial/residential building from the mid-20th century.

## 5. Place information

<i>Reference</i>	<i>H099</i>
<i>Address</i>	<i>115-117 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lots 2 &amp; 3 DP 58523</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*



# H100 131-141 Jackson Street, Petone (1926) Commercial Building



131-141 Jackson Street, April 2024



*Aerial imagery, HCC GIS Viewer, April 2024*

# 1. Summary of significance

This building is notable for its role, upon its completion in 1926, in establishing the new alignment for the north side of Jackson Street, as sought by the Petone Borough Council. This benchmark was closely followed along Jackson Street thereafter. It set a new standard in the street's architecture, giving it a sheen of elegance that was later matched by the erection of a similar building on the opposite side of the road in 1930. The building was the initiative of well-known lawyer Charles Tringham, son of one of Wellington's earliest architects. The design was the work of William Gray Young, one of Wellington's greatest architects and a designer of several other Jackson Street buildings.

This long and sleek inter-war building is the eastern corner bookend to a block of interesting old buildings. It is notable for its elegant and confident neo-Georgian design, the interplay of its strong architectural form overlaying the rhythm of the shopfronts, and for the high sense of authenticity of its street facades. Together with the slightly later no. 188-202 set opposite, it makes an important contribution to the local streetscape, and the visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building, completed in 1926, is notable for being the first structure set back on the north side of Jackson Street and set the benchmark for a widening scheme begun that year by the Petone Borough Council.

The land occupied by the building was purchased by the well-known Wellington architect Charles Tringham in 1878. It was part of a block of land bounded by Nelson and Sydney Streets and a right of way that was later part of Jackson Street. Tringham sold parts of the property over the period, while various timber buildings were erected on his land and on the portions he sold. He sold several lots to his son, also Charles, and, after Tringham snr's death in 1925, he inherited the balance of the land.<sup>1</sup> Amongst his holdings was a block that stretched up Nelson Street from the Jackson Street corner.

Tringham subdivided this block in 1926, but before he did this, he set aside the Jackson Street section for a new building on a revised alignment. The building was planned before the Petone Borough Council formally adopted a policy to provide a standard 20.1 metre (66 feet) width along the street,<sup>2</sup> which had long been the borough's most important and busiest commercial thoroughfare. So, Tringham's new building was pivotal in the transformation of Jackson Street. Over the next decade or more, Jackson was widened and, where possible, straightened.

Tringham commissioned the high-profile Wellington architect William Gray Young to design the building. It incorporated six shops and three upstairs flats with party walls between. The building was completed in 1926. Tringham subdivided the property off in October that year.<sup>3</sup> The first tenants of the shops included a greengrocers, butchers and a book exchange. There was a regular turnover of tenants over the next few decades.

---

<sup>1</sup> CT WN13/101, LINZ

<sup>2</sup> *Evening Post*, 16 January 1926, p.6

<sup>3</sup> CT WN382/107, LINZ



131-141 Jackson Street (left), 1929, showing the new street width set by the building. (1/2-049106-G, S.C. Smith, Alexander Turnbull Library)

In 1965, all six shops were tenanted, with Moar's Electrical (see below), May's Book Shop, Carter Office Supplies, Paul's Delicatessen and Coffee Lounge, Adams Bruce and Oriental Fruit Co. as occupants.<sup>4</sup>

In 1955, Tringham sold two tenancies (131-133 and 135-137) to Cyril Moar, who opened an electrical store in 131, and the following year sold 139-141 to Harry Goldson.<sup>5</sup>

In 2018-20, 135-137 and 139-141 were amalgamated in ownership and a major development undertaken on the rear elevation by Zebrano Ltd., a clothing retailer (Geoff Wylde and Jenny Smith). The single-storey shop extensions were demolished and the upstairs flats reduced to façades and party walls and strengthened – with portal frames, a new roof diaphragm, a new concrete first floor and reinforced sprayed concrete lining to the interior faces of external walls and the installation of steel strong backs to internal brick walls.<sup>6</sup> Four new flats were built behind the facades and more accommodation added to the rear of the building. These were converted into unit titles and sold.<sup>7</sup> This work was completed by early 2020 and designed by Wellington architects Herriott Melhuish O'Neill and Don Thomson Consulting Engineers. It included the upgrading of the shopfronts to maintain a period look. The work was supported by the then government fund for private building owners, Heritage Equip.

The owners of 131-133 (the Lourantos Family Trust, who purchased it in 1996)<sup>8</sup> undertook their own strengthening scheme and extended the building at a similar time,<sup>9</sup> but did not

<sup>4</sup> *Wise's New Zealand Post Office Directory*, 1965

<sup>5</sup> CT WN382/107, LINZ

<sup>6</sup> See 'Funded projects', <https://www.mch.govt.nz/publications/projects-funded-through-heritage-equip> [retrieved 24 May 2024]

<sup>7</sup> Titles were issued on 18 February 2020.

<sup>8</sup> CT WN685/48, LINZ

<sup>9</sup> 'Building Consent Application – Proposed Stage Two Addition, Living Level for Apartments, 131 & 133 Jackson St', Plans-Variou.pdf BC191385 2020, HCC

reduce the upper storey to a façade. The shopfront refurbishment was extended to this part of the building.

## **2.2 Construction Professionals**

William Gray Young: <https://teara.govt.nz/en/biographies/4y3/young-william-gray> [viewed April 24]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

The building is the eastern corner bookend of a block of later buildings largely of the 1920s and 1930s, set on a prominent corner site at a major crossroads. Each of the four buildings at the intersection addresses the street corners, which adds considerable visual interest in the streetscape. The building has a wide accessway running off Nelson Street and its back elevation is somewhat visible from the street. Save for the return end of the main parapet, it comprises all modern construction of garaging and outdoor living spaces for the first-floor apartments.

## **3.2 Building or Structures**

No. 131-141 typifies the grander commercial buildings of Jackson Street of the 1920s, with commercial premises at the ground floor and apartments at the first floor and rear. The building is made of ornamented smooth-plastered reinforced concrete, with timber joinery and shopfronts. It is long and low-slung, with a distinctive strong horizontal proportion. It

spans over six major bays on Jackson Street and returns a further bay along Nelson Street, each bay has a shop space at the ground floor and a pair of evenly spaced double-hung windows at the first floor, lending a strong architectural rhythm to the composition.

The upper façade is designed in a neo-Georgian idiom that deals expertly with the stretched proportions of the building. The main elevation is symmetrically arranged about the centre two major bays, which are given prominence with a stylised Doric entablature, featuring a horizontal course of interleaved triglyphs and metopes and a shallow-pitched triangular pediment with a deeply recessed panel<sup>10</sup>, all set slightly forward of the flanking wall faces. The moulded top of the pediment meets into a heavily-moulded horizontal cornice line. The entablature, pediment and cornice are all further ornamented with a fine dentil course. It turns the street corner with a chamfered section and an inset entrance to the corner shop. It is tidily separated from the wall of the new apartments with a recessed gap.

The stayed verandah is old if not original and has a battened soffit dividing it into rectilinear panels. Below the verandah, the shopfronts are a mixture of original and modern work. The restored shopfront bays have been carefully re-built to follow the original pattern and detailing, with recessed entry doors and splayed shopfront windows, timber joinery, coloured glass fanlights, tiled plinths and pilasters and tiled thresholds.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The construction of this building played a notable role in establishing the alignment of Jackson Street at the outset of the Petone Borough Council’s ambitious scheme to widen and realign Jackson Street.
<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: <i>High</i>
	Charles Tringham was a well-known lawyer and the son of one of Wellington’s earliest practising architects. The architect of the building, William Gray Young was one of Wellington’s finest 20th century architects.
<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: <i>Moderate</i>
	This building has been in use as a retail outlet since its opening. It has provided a service to the public of Petone over that period.

<sup>10</sup> This is called a tympanum in Classical architecture.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The building is a skilfully designed, elegantly proportioned, and well-constructed specimen of neo Georgian architecture. Its great length, strong architectural rhythm, and fine detailing draws attention.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time. Its technological significance is diminished by the extensive recent reconstruction, which has introduced a significant amount of new structure and finishings behind the street facades.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The building has a moderate level of integrity, as only the facades, some internal brick walls and ground floor spaces are original.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not old in the context of Petone or Wellington.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It is the eastern corner bookend of an almost continuous run of older buildings in this block; the building and its associated group makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.
<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: <i>Moderate</i>
	This building is a well-known feature of Jackson Street, being located on a prominent corner and recognised for its Georgian elegance and contribution to the streetscape.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Commercial buildings of this type are not rare in Wellington or Petone specifically.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a substantial inter-war shop and residence complex.

## 5. Place information

<i>Reference</i>	<i>H100</i>
<i>Address</i>	<i>131-141 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lots 5, 6, 7, and 8 DP 18017</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*



# H101 146 Jackson Street, Petone (1893)

Former Rayner and Woodward Building



146 Jackson St, May 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

No. 146 is one of the oldest buildings still standing in Jackson Street; a rare link to the formative years of the street's development into the town's major commercial artery. The building is most closely associated with the long tenure of Rayner and Woodward, hardware merchants, who occupied the building for over 60 years.

The building is a capable work of late Victorian architecture, designed with gentle neo-Classical influences by one of Wellington's important 19th century architects, Francis Penty. It is notable for its elegant proportions, understated but visually interesting detailing, and the confident use of contrasting vertical and horizontal elements to emphasise its architectural character. It is the western bookend to the long run of interesting old buildings on the south side of Jackson Street; it makes an important contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building. There are few timber shop/residence buildings now left standing in Petone, which adds a further layer of value.

## 2. History

### 2.1 History of the place

This building was constructed in 1893 by business partners Joseph Powell and Henry Damant as a combined shop and residence. The architect was Francis Penty of Wellington.

The property occupied by the building was an amalgamation of two separate pieces of land, which was undertaken in 1892 to take advantage of Jackson Street's increasing importance (the original sections were orientated east-west to Victoria Street). A plan of the site (DP 561) prepared in August 1892 shows no building on the property at this point.<sup>1</sup>

Although the property was purchased in November 1892 by Powell and Damant, they had already hired Penty and had accepted a tender.<sup>2</sup> Work on the construction of the building was held up over a dispute over a new Petone building by-law, so it seems likely that the building was not completed until 1893. Henry Damant was a well-known public figure, having taken various prominent roles for the Hutt County Council, including rates collector and inspector of roads and as the electoral returning officer for the Wellington Road Board Office.

Powell and Damant did not retain the building for long and sold the property in October 1893 to Peter McEwen, a baker.<sup>3</sup> Whether the building was being used as a bakery at this point is not known. McEwen does not feature in street directories. What is known is that the building was purchased in 1900 by Rose Mills, who was the wife of Frederick Mills, a tailor. Mills was already in business in Jackson Street<sup>4</sup> so it seems more than likely that he had already been leasing the building.

Mills and his descendants remained occupants of the building for the next 60 years. Edmund Mills was the proprietor by 1911 and Rose Mills sold the property to him the following year.<sup>5</sup> The business was by then known as E. Mills and Son.

---

<sup>1</sup> WN DP 561, LINZ

<sup>2</sup> *New Zealand Times*, 13 September 1892, p.3

<sup>3</sup> CT WN65/145, LINZ

<sup>4</sup> See Cyclopedia Company Ltd 1897, *Cyclopedia of New Zealand [Wellington District]*, The Cyclopedia Company, Limited, Wellington, p.825

<sup>5</sup> CT WN65/145, LINZ



*Rayner and Woodward, 1978 (50003-1116, Wellington City Libraries)*

Later, Norman Mills was the proprietor. Edmund Mills died in 1932 and in July tenders were invited to buy the mercery, stock and fittings of the business.<sup>6</sup> The family retained use of the accommodation upstairs.<sup>7</sup>

In 1949 or 1950, Rayner and Woodward, hardware merchants, began a long association with the building by taking over the retail space.<sup>8</sup> The company itself was inaugurated in 1946.<sup>9</sup> In 1963, it bought the building off the Mills estate.<sup>10</sup> Rayner and Woodward remained occupants of the retail space until 2012. Kevin Rayner, son of the original partner, was still involved in

---

<sup>6</sup> *Dominion*, 8 July 1932, p.16

<sup>7</sup> Street directories name the occupant as Agnes Mills, presumably Edmond Mills' widow.

<sup>8</sup> *Wise's New Zealand Post Office Directory*, 1950

<sup>9</sup> See Rayner and Woodward <https://app.companiesoffice.govt.nz/companies/app/ui/pages/companies/4899> [retrieved 25 April 2023]

<sup>10</sup> CT WN65/145, LINZ

the business after starting 50 years earlier as a schoolboy working for his father.<sup>11</sup> Brewers and pub chain operators, Sprig and Fern, have occupied the building since 2013.

## **2.2 Construction Professionals**

*Francis Penty*

Wellington City Council: <https://wellingtoncityheritage.org.nz/architects/francis-penty?q=>  
[retrieved April 2024]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 146 is the western end of the run of old and interesting buildings on the south side of Jackson Street. The buildings beyond, which are non-descript one- and two-storey modern buildings typical of late 20th century development, bookend the historic streetscape but pay it scant regard.

## **3.2 Building or Structures**

No. 146 is a typical late Victorian two-storey shop/residence, with a floor of accommodation above commercial space, and single-storey rear lean-to containing service areas. Although it is a modest building, its design is nevertheless carefully considered and capably executed; mild neo-Classical influences are evident in its base-middle-top composition and symmetrical

---

<sup>11</sup> *Dominion Post*, 10 November 2012

layout, and in its elegant vertical proportions and detailing; the interplay of vertical and horizontal elements is used to good architectural effect.

The main elevation is constructed in timber, with brick party walls to either side. The western wall borders a single-storey portion of no.138, leaving the upper section visible from the street (it appears to have a smooth plastered finish); the eastern wall is shared with no.148. Under the verandah, the symmetrical form of the shopfront appears to follow the original plan, with the main entrance recessed in the centre, flanked by angled display windows, all in timber, although all of the material here is modern. The verandah, a bullnosed structure made of rolled steel angles and supported on modern tubular steel posts, is old but not original and is shared with the building next door (no.148).

The first-floor elevation is the most prominent part of the building in the wider streetscape and appears to be largely original, with the exception of the parapet and central pediment. It is clad in broad rusticated weatherboards, with a semi-circular arched window centred in each bay, with a faux keystone engaged into the cornice above by brackets. The cornice is a visually heavy timber construction that projects well forward of the wall face, with brackets, and separates the parapet from the main wall face. The bays are delineated with pilasters with moulded capitals run to a string course, and the central bay is emphasised by a slight forward projection. The vertical divisions carry into the parapet above, which has been dressed over with modern fibre-cement sheeting and is plainly finished, giving prominence to the Rayner and Woodward signage on the arched central portion.

Behind the parapet, the main form of the building has a simple mono-pitch roof at each level, sloping to the south. Away from the street, the building has been significantly altered over time, including significant changes to the ground floor layout, removal of chimneys and extensions to the original lean-to form to create an outdoor courtyard area.

## 4. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The building is connected to the commercial development of Petone over a long period.
ii) Events – the place has an association with an important event or events in local, regional, or national history.	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
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: <i>Moderate</i>
	The owners and occupants of this building, particularly the Mills family and Rayner and Woodward, contributed to the economic and social development of Petone. Francis Penty was an important 19th century Wellington architect.

<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>	<p>Level of Significance: <i>Moderate</i></p>
	<p>This building has been in use as a retail outlet since the late 19th century. It has provided a service to the public of Petone over that period, most notably during the tenure of Rayner and Woodward, which was a fixture in Jackson Street for generations of Petone residents.</p>

<b>Physical Values</b>	
<p><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>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The building was constructed in the late 19th century and could potentially reveal information about European settlement from that period through archaeological investigation.</p>
<p><i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The building is a carefully considered piece of architecture, capably designed and elegantly proportioned and detailed and has strong presence in the streetscape.</p>
<p><i>iii) 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.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The building is constructed with materials and techniques in common use at the time. However, there are few 19th century timber commercial buildings left in the area.</p>
<p><i>iv) 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.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>The building retains a high level of integrity in the form and fabric of its upper façade and parapet, and in the configuration of the ground floor shopfront, and its overall original form can still be seen and understood.</p>
<p><i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The building is not particularly old regionally, but it is one of the oldest commercial buildings remaining on Jackson Street, so it has some local value for that.</p>
<p><i>vi) 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.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. As the westernmost building in the area, no.146 is a bookend for the area and makes an important contribution to its character.</p>

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.
<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: <i>Moderate</i>
	The building continues to be associated with the long tenure of Rayner and Woodward through the memories of older Petone residents and the respect demonstrated by the current occupant to the former occupant by the retention of their name in the parapet.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Timber commercial shop/residence buildings are not rare in the wider Wellington region although they are becoming scarcer as time passes. There are only a few now remaining in Jackson Street.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This building is a good example of a late Victorian shop/residence.

## 5. Place information

<i>Reference</i>	<i>H101</i>
<i>Address</i>	<i>146 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 1 DP 460293</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*



# H102 161-163 Jackson Street, Petone (1913, 1936)

*R.W. Short Building*



*161-163 Jackson Street, April 2024*



*Aerial imagery, HCC GIS Viewer, April 24*

# 1. Summary of significance

The R.W. Short Building is historically significant for its association with the person who commissioned its construction, Richard Short, a borough councillor, land agent and long-standing secretary of the Wellington Trotting Club. He played a noteworthy role in facilitating the early development of the town. Not many buildings in Jackson Street display the owner's name on their facades.

This unpretentious single-storey shop offers an interesting contrast of a spare Moderne elevation facing Jackson Street, and a side elevation that would be comfortable in the 19th century. Bookending a short block of buildings of comparable age, style and single-storey scale, the group makes an important contribution to the local streetscape and the visual character and heritage values of the wider area. The historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This brick building was constructed in 1912-13 for Short and Fraser, land and commission agents. In 1936, it was reduced in size to make room for the widening of Jackson Street and a new façade built.

Richard Short and Daniel Fraser set up in business as 'estate agents' about 1908 (that was the year they first advertised in local newspapers). They had offices in Jackson Street, but street directories do not reveal where. In November 1912, it was revealed that Short and Fraser were having a building in brick erected for them on vacant land they had purchased on the corner of Schole's Lane and Jackson Street.<sup>1</sup> The architect is not currently known. Construction was expected to be finished in January 1913.<sup>2</sup>

In 1924, Short and Fraser dissolved their partnership<sup>3</sup> and Short bought his former partner out of his share of their building.<sup>4</sup> Daniel Fraser later became a publican, while Richard Short carried on as R.W. Short and Co.

Born in Bristol, England, Short arrived in New Zealand as a boy. Over his career, he conducted his business in Lower Hutt or Petone, despite living most of the time in Wellington. He was a borough councillor and, on his death, was described by one mayor as 'one of the foundation men who laid the destiny of this town, where he was very highly respected.'<sup>5</sup> A keen supporter of trotting, he was secretary of the Wellington Trotting Club for 25 years prior to his death.<sup>6</sup> Short died in 1933, at the age of 61, but his business continued on and ownership of the building passed to his widow Lily. In 1936, when the Petone Borough Council wished to widen Jackson Street in the vicinity of her building, she agreed to set the building back.

The *Evening Post* described the arrangements:

---

<sup>1</sup> *Evening Post*, 16 November 1912, p.5

<sup>2</sup> *Ibid.*

<sup>3</sup> *New Zealand Times*, 22 November 1924, p.3

<sup>4</sup> CT WN214/46, LINZ

<sup>5</sup> *Dominion*, 14 February 1933, p.3

<sup>6</sup> *Evening Post*, 7 February 1933, p.4

...Negotiations have been concluded for the setting-back of the brick premises of R. W. Short and Co. This will be the first building in the block between Scholl's [sic] Lane and Richmond Street to be set back.<sup>7</sup>

The original front façade was demolished, the building cut back, and a new façade was constructed at the new alignment, and the roof altered to suit. The architect is not known but the new façade was a contemporary Art Deco design.

Lily Short retained the property until 1943, at which point she sold it to William Pere, a lawyer and Justice of the Peace. Pere, a descendant of the Māori politician and land campaigner Wīremu Pere, was connected to the Shorts through trotting; he succeeded Richard Short as secretary of the Wellington Trotting Club. Pere based the club's offices in the building, alongside Short and Co.<sup>8</sup> Later, Pere's legal firm Pere and Dickson, opened offices in no.163 Jackson Street. Upon Pere's death in 1976, ownership was assumed by the Public Trustee. R.W. Short and Co. remained a going concern and an occupant of the building for some years (it was still listed as an occupant in 1979).<sup>9</sup> It was incorporated as a company in 1959 but had ceased trading by the 1980s.<sup>10</sup> The other shop was occupied by a dry cleaners in the 1960s and 1970s.

In 1984, the property was bought by company directors Thomas Richard, Ivan Esau and Nicholas Wozniak. When Richards died in 1989, the building was sold to chartered accountant Manu Parag and Jack Parag and Soma Parag, shopkeepers from Whanganui. They separated the property into two parts and sold the parcel containing the building to 161 Jackson Street Limited. They in turn sold a half share in the property to Bruno Enterprises Ltd.<sup>11</sup> In recent years, the building has been occupied by a hairdressing business.

## 2.2 Construction Professionals

Not known.

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

---

<sup>7</sup> *Evening Post*, 29 May 1936, p.11

<sup>8</sup> *Wise's New Zealand Post Office Directory*, 1938

<sup>9</sup> *Wise's New Zealand Post Office Directory*, 1965-79

<sup>10</sup> R.W. Short and Co. Ltd,

<https://app.companiesoffice.govt.nz/companies/app/ui/pages/companies/12315/detail?backurl=%2Fcompanies%2Fapp%2Fui%2Fpages%2Fcompanies%2F12315%2Fshareholdings> [retrieved 26 April 2024]

<sup>11</sup> CT WN152396, LINZ

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

This modest building sits on the western street corner of a small block at a tee intersection, and although it does nothing to address the corner its side elevation can be clearly seen in the wider streetscape. It butts into a two-storey building on the rear boundary, and shoulders into its larger single-storey eastern neighbour, with which it shares a similar stepped form and verandah line.

### **3.2 Building or Structures**

This is a modestly-scaled single-storey shop, typical of the area's smaller buildings (although it started life as a larger structure).

The main elevation is designed in a spare Moderne/Art Deco idiom, with a shallow stepped parapet, incised horizontal detailing and stepped overlights above the verandah reflecting the parapet form. Originally finished with a coloured plaster (presumably dating to the major changes of 1936), it is today painted a charcoal colour. The owner's name is set proudly at the top of the façade in shallow relief lettering. The stayed verandah appears to be that built in 1936, including the wrought hooks set on the wall face. A modern heat pump unit is prominent on top of the verandah.

Below the verandah, the shopfront is modern aluminium joinery (as are the overlights above) and it does not appear to follow the original layout. The elevation to Scholes Lane, which is that of the original building, is plain but interesting for the trio of tall semi-circular arched windows (the original timber joinery has unfortunately been replaced with modern aluminium).

The building is constructed of masonry, most likely brickwork, with a slight roughcast plaster finish enlivened with shallow recessed horizontal stripes and is covered with a shallow-pitched hipped roof concealed behind the parapets.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The event that was the widening and realigning of Jackson Street, albeit one that unfolded slowly, had significant implications for a number of properties, possibly none more than the R.W. Short Building, which lost a significant portion off the front of the structure.
<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: <i>High</i>
	The building is closely associated with Richard Short who was an influential figure in the development of Petone, through his work as a land agent and his role on the Petone Borough Council.
<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: <i>Moderate</i>
	This building has been a constant in central Petone since its construction and remains in retail use to this day.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>Moderate</i>
	This is an innately modest and unpretentious building that is enlivened with a spare Moderne/Art Deco design aesthetic.

<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building as a whole is constructed with materials and techniques in common use at the time, but has some interest in the fusion of a later shopfront to an older building. Its technological significance is diminished by the loss of the original window joinery.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	This building has a relatively high level of integrity and remains relatively authentic to the time of its modification in 1936, excepting the modern aluminium joinery.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not particularly old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It is the eastern corner of a small block of modest single-storey commercial buildings of comparable age, style and scale. The building and its group of immediate neighbours makes a positive contribution to the overall character of the heritage area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.
<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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The building is somewhat unusual in that it has a Moderne façade fixed on an Edwardian building. This is not the only example of this in the street though.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	This building is somewhat atypical in that it is an amalgam of an Edwardian building with an Art Deco façade.

## 5. Place information

<i>Reference</i>	<i>H102</i>
<i>Address</i>	<i>161-163 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 337177</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

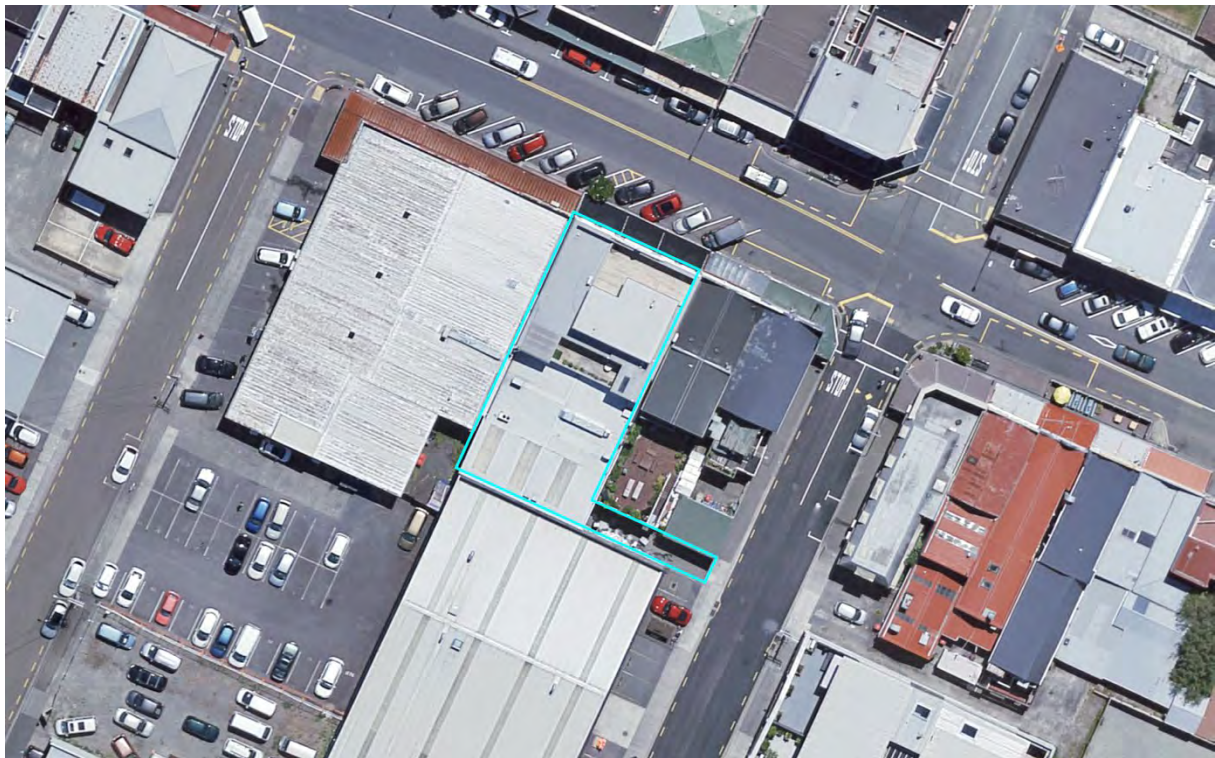
*This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.*

# H103 166-170 Jackson Street, Petone (1928)

Evening Post Building



Current photo, April 2024



Aerial imagery, HCC GIS Viewer, April 2024



# 1. Summary of significance

This building is historically important for its connection with the *Evening Post* and as a reminder of the unique and dominant role that newspapers once played. The *Evening Post* was a social and journalistic institution and Wellington's most successful newspaper. Its decision to construct a purpose-built branch office in Petone was not only a demonstration of the newspaper's on-going success, it showed the growing importance of Petone and its economy. There is almost certainly no building like it in the wider Wellington region. The building is a quirky and interesting inter-war structure designed in a somewhat fussy Stripped Classical idiom by Wellington architect William Fielding. It makes an important contribution to the wider streetscape, visual character and heritage values of the surrounding heritage area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

The former Evening Post Building was constructed in 1928 as a branch office of the Wellington-based newspaper, founded in 1865 by Dublin-born journalist Henry Blundell and his sons.

The *Evening Post* was Wellington's first daily newspaper. It focussed on local issues and gained a strong foothold in Wellington, where there was relatively little competition. Over its existence, the *Dominion*, founded in 1907, was its only real competitor. The two newspapers were published at different times of the day (hence the *Evening Post*'s title), but at a time when almost everyone got their news from newspapers, there was plenty of room for two titles. The Blundells remained owners until 1972. That year, ownership of the *Dominion* (Wellington Published Co., controlled by Rupert Murdoch) and the *Evening Post* was combined, although they continued to compete for readers. In 2002, the then owners decided to merge the two newspapers to create the *Dominion Post* (now *The Post*). The final edition of the *Evening Post* was published on 6 July 2002.<sup>1</sup> Runs of the papers were printed in a press plant at Petone for many years. A new press was commissioned at Bouverie Street in 1990, which was upgraded in 2015 to print a range of papers published by the Fairfax Group.

The *Evening Post* long had agencies in Petone and Lower Hutt, often combined in the one location. Their main role was to distribute the newspaper, but, later, a journalist was assigned to the area as it grew in population and importance. At some point, the newspaper established an office (there is a reference to an 'Evening Post office, Petone' in 1911<sup>2</sup>). An article summarising the *Evening Post*'s work in Petone stated that 'in 1923 the proprietors, realising the importance of the district, changed the control from an agency to a branch office. In 1926 the decision to build a permanent home for the branch office was taken'.<sup>3</sup>

The building was erected on land purchased by the Blundell Brothers from Leonard Stewart. Work on the building began well before the land transaction was finalised in 1928. The architect was William Fielding. The builders were McLean and Gray.<sup>4</sup> The building was completed in August 1927.

---

<sup>1</sup> 'The Evening Post', <https://paperspast.natlib.govt.nz/newspapers/evening-post> [retrieved 26 April 2024]

<sup>2</sup> *Evening Post*, 2 February 1911, p.1

<sup>3</sup> *Evening Post*, 19 November 1927, p.17

<sup>4</sup> *Ibid.*



*The Evening Post Building, 1978. (50003-1124, Charles Fearnley Collection, Wellington City Library)*

The ground floor was divided into three spaces, with the *Evening Post*'s office in the middle. The premises on either side were separately let.<sup>5</sup> There were flats upstairs.

In 1969, Blundell Brothers sold the property to Arthur Shaw of Shaw's Drapery. He ran his business from the building until 1989. In 1991, Shaw sold the building to Dennis Langdale and Patrick and Lorraine Williams (a half share each party). In 2013, the property was bought by Xian Mei Cheng and Kai Kwong Cheng.<sup>6</sup> They operate Oriental Cuisine Ltd., manufacturers of Chinese food products, from the building.

## 2.2 Construction Professionals

William Fielding

Wellington City Council: <https://www.wellingtoncityheritage.org.nz/architects/william-fielding>  
[retrieved 28 April 2024]

## 2.3 Sources

See footnotes.

---

<sup>5</sup> Ibid.

<sup>6</sup> CT WN388/217, LINZ

## 3. Physical Description

### 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

The *Evening Post* building sits within a short block on the south side of Jackson Street, flanked by the two-storey Hardings building to the east, which is of comparable age and scale, and a non-descript modern single-storey building to the west. A narrow driveway off Sydney Street gives access to a loading dock area.

### 3.2 Building or Structures

The *Evening Post* building is a substantial two-storey commercial structure arranged with three shops at the ground floor and office space at the first floor. It is constructed of reinforced concrete, and finished with smooth plastered walls, and timber shop-front joinery.

The building occupies its entire site; it comprises a tall two-storey block at the street-front, with a rooftop apartment behind the main parapet, with a single-storey block behind, and a taller single-storey warehouse bay to the north boundary, with a mono-pitched roof.

The street frontage remains much as it was when first built. Below the verandah, the three shopfronts each have a recessed entry with a tiled threshold, finely-profiled timber window joinery sitting on a shallow plinth and a panelled and glazed door. The stayed verandah, which shares a common alignment with its easterly neighbour, is likely the original, although the soffit has been relined.

The first-floor elevation is very prominent in the wider streetscape, standing out for its scale and ornamentation. It is designed in an unusually fussy Stripped Classical idiom with Beaux Arts influences, and symmetrically arranged about the centre. A moulded plaster trim frames the façade, following the stepped profile of the shallow flat pediment in the centre. The pediment is flanked by stylised Greek meander brackets and is crowned with a palmetto acroterion; below this, the central window sits under a heavy moulded pediment with roundel

details and is flanked on either side by two evenly-spaced windows with moulded plaster surrounds featuring a semi-circular arched head and a diamond infill. A frieze course sits between the tops of the windows and the parapet, consisting of the building's legend, in shallow relief lettering in the centre, with a quirky stylised Art Nouveau wreathing pattern to either side.

Two modern changes are evident. The row of overlights that once spanned the width of the building above the verandah have been filled in with plastered concrete, and the first floor windows have been replaced with modern white pvc joinery.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The role of newspapers as communicators of news and opinion in a democracy was critical, particularly in the period before the rise of other media. The Evening Post was the dominant newspaper in Wellington over its history.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	None currently known.
<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: <i>High</i>
	The building is closely associated with the <i>Evening Post</i> newspaper and its proprietor Blundell Brothers. Over its long history, the <i>Evening Post</i> became an essential part of everyday life and in doing so made a huge contribution to the development of the Wellington region and its cultural life. It was designed by notable Wellington architect William Fielding.
<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: <i>High</i>
	The building can still tell us much about the way that the <i>Evening Post</i> engaged with its community. Its office on Jackson Street gave the newspaper immediate accessibility to the source of the news it wanted to offer its readers.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The building has a quirky but skilfully-done Stripped Classical design with Beaux Artes influences that stands out in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time. It is of some interest for design features related to newspaper production.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building retains a very high level of physical integrity, with little change evident since its construction
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of Petone
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is a prominent feature of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It stands out in the local streetscape and makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.

<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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	This may be the only purpose-built newspaper office (as opposed to head offices) still standing in the Wellington region.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	There is such a small sample size of newspaper offices, regionally, that the building's representativeness is largely meaningless.

## 5. Place information

<i>Reference</i>	<i>H103</i>
<i>Address</i>	<i>166-170 Jackson Street</i>
<i>Legal description</i>	<i>Lots 1-2 and Lot 5 DP 8084</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H104 175 Jackson Street, Petone (1935) Empire Hotel



Current photo, April 2024



Aerial imagery, HCC GIS Viewer, April 24

# 1. Summary of significance

The Empire Hotel is a building with a long association with Petone that dates back to the early days of the borough's development. Although the present hotel was built in 1935, the site was occupied by the previous Empire Hotel from 1888. The Empire Hotel is one of Petone's most enduring institutions. The building has a close connection with the T.G. McCarthy Trust, which along with its philanthropy, was a major investor in and operator of hotels and taverns in the Wellington region for decades.

The Empire Hotel is a confidently designed and prominently situated corner building, the work of Wellington architect Francis Swan. It is capably executed in a distinctive Stripped Classical idiom that is notable for its asymmetric form and layout, the play of horizontal and vertical elements and its deliberately understated but visually interesting detailing. The building has prominence because it is isolated in the streetscape, with open space all around it, and it accordingly makes a strong positive contribution to its immediate setting on this intersection. It is part of a group of interesting old buildings that all address the street corners in a display of collegial urbanism. It also contributes to the wider streetscape, and to the visual character and heritage values of the surrounding area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

Built in 1935, this is the second incarnation of the Empire Hotel. The first, in timber, was constructed on the same site in the late 1880s.

The hotel sits on several parcels of land and at least one parcel (lot 23, DP 57) was owned in the early 1880s by Robert Dunn, a turner. He sold the land to Orlando Oldham, a brewer, in 1886. The following year, he sold the property to William Rowe, an engine fitter.<sup>1</sup> The first iteration of the hotel was built in 1888 (the date of construction was painted on the corner of the parapet<sup>2</sup>). One source, writing in 1935, attributed the construction to Edward Battersby 'using timber obtained from the Wellington Exhibition'.<sup>3</sup> Battersby, a painter and decorator and Petone resident, was the hotel's first licensee. Despite the date on the parapet, the hotel did not open until 1889.<sup>4</sup>

In 1897, brewer and hotelier Thomas George Macarthy (1833-1912), brought the property from Rowe.<sup>5</sup> In 1912, when Macarthy died, his assets passed to the T. G. Macarthy Estate, administered by the Public Trustee. This was a significant estate, and the Trust continues to this day, distributing grants to charitable or educational organisations operating in the wider Wellington district. The Trust, through the Public Trustee, signed leases with various publicans or leases were transferred on from one lessee to another, presumably with the blessing of the Trust (and the Hutt Licensing Committee).

In 1935, as part of the widening of Jackson Street, the Trust demolished the first Empire Hotel and built a new hotel, set five metres back from the existing alignment.

---

<sup>1</sup> CT WN28/49, LINZ

<sup>2</sup> See PAColl-5927-45, Alexander Turnbull Library

<sup>3</sup> *Evening Post*, 29 January 1935, p.10

<sup>4</sup> *New Zealand Mail*, 14 June 1889, p.29; *Evening Post*, 29 June 1889, p.2

<sup>5</sup> CT WN28/49, LINZ





*A detail from an image of Jackson Street, c. late 1930s, showing the Empire Hotel. (15697;63, Hutt City Libraries)*

It was also set back three metres from Richmond Street.<sup>6</sup> The building was designed by Francis H. Swan, younger brother of the highly accomplished Wellington architect John S. Swan and with whom he was in partnership at the time.

After the new building was completed, the Trust (through the Public Trustee) continued its policy of signing regular (mainly five year) leases to publicans. It made a significant change in 1954 with an addition to the immediate north to a design by King, Cook and Dawson.<sup>7</sup> In 1972, it began a five-year lease with New Zealand Breweries and in 1977 signed a 20 year lease with Lion Breweries.<sup>8</sup>

In 1995, the Trust it sold the hotel to Gomen Investments Ltd. It, in turn, sold it to Murray Burns in 1999. It was sold to Kevin and Robyn Melville in 2010 and since 2012 it has been owned by Jackson Holdings (2005) Ltd.<sup>9</sup> They converted the open area immediately east of the building (on Jackson Street) into outdoor seating. It is now known as The Empire Est 1950.

---

<sup>6</sup> *Evening Post*, 29 January 1935, p.10

<sup>7</sup> ARCH52423, 175 Jackson Street, Building Permit 3159, HCC Archives

<sup>8</sup> CT WN28/49, LINZ

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

## **2.2 Construction Professionals**

*Francis H. Swan*

Wellington City Council: <https://wellingtoncityheritage.org.nz/architects/lawrence-and-swan>  
[viewed April 24]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

The Empire Hotel occupies the south-western part of a substantial corner lot at the crossroads with Richmond Street, bounded to the east by a three-storey modern hotel building and to the north by modern three-storey apartments. The northern part of the site is open car-parking and the eastern part is an outdoor beer garden. The building is thus isolated on the north side of Jackson Street, and can be seen fully in the round. It links visually with other old buildings nearby, particularly those at the cardinal points of the intersection – the former Armstrong Building to the west and the former National Bank and former Union Clothing Co. building on the south side – in a display of urban collegiality, each of these addresses the street corners with a chamfered façade, which adds considerable visual interest to the local streetscape.

### 3.2 Building or Structures

The Empire Hotel is a large and stout two storey building that wraps with a broad chamfer around a prominent street corner in central Jackson Street. It is constructed of reinforced concrete with a smooth plastered finish, timber window and door joinery and finished with steel balcony railings.

The main entrance is on Richmond Street, placed off centre. The overall form of the building is asymmetric in plan and elevation, which creates visual interest. It features irregular but well-balanced groupings of doors and windows on each elevation (which align vertically between the storeys), counterbalanced with strong horizontal datum line of cornices, fire escape balconies and the verandah, all showing the hand of a skillful and capable architect.

The building is designed in a Stripped Classical idiom, well-proportioned and interestingly ornamented. It has shallow triangular pediments to the parapet on each elevation above a heavy moulded cornice with dentil detailing. A frieze band carries the name of the hotel, with shallow moulded pilasters at each wall corner and above the main entrance, and the door and window openings are ornamented with moulded facings (most of the windows are tall double-hung units). The fire escape balconies are formed as a broad cornice supported on console brackets and trimmed with a slender steel railing (the verandah stays spring out between pairs of these brackets). There are overlights above the verandah, to help draw daylight deeper into the building.

The two main elevations of the building, to Jackson Street and Richmond Street are largely original, save for modern window joinery at the ground floor and the north wing extension. The eastern elevation was not really designed to be seen from the street, although it was always exposed and it currently features an ungainly modern single-storey extension. Originally L-shaped, the building today has a complicated plan form covered under low-pitched hipped roof.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>High</i>
	The building is closely associated with the T.G. McCarthy Trust, which built the second iteration of the Empire Hotel. The Trust has a long record of philanthropy in the wider Wellington region. It is also associated with prominent Wellington architects Swan & Swan.

<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: <i>High</i>
	The Empire Hotel has been operating from this site since 1888 and the current building since 1935. It is a place that has provided a venue for socialising in Petone for generations.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The Empire Hotel is a confidently designed and prominently situated building executed in a Stripped Classical idiom and, surrounded by open space, it has a strong presence in the streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Although it has been modified over time, the outward appearance of the building has remained largely unchanged from the time of its construction, and it has a high level of authenticity to that time.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The hotel is not particularly old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The Empire Hotel is a prominent feature of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It stands in isolation on a major corner site and so is particularly dominant in the local streetscape. It makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
<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: <i>Low</i>
	Hotels can be highly regarded for their contribution to the social life of locales. The Empire Hotel will be important to their clientele for that reason.
<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: <i>Low</i>
	The Empire Hotel has been a corner landmark in Jackson Street for a long period and a constant in the lives of the community.

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	The hotel is not rare, for either its history or its design.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	The Empire Hotel is a good example of an inter-war hotel.

## 5. Place information

<i>Reference</i>	<i>H104</i>
<i>Address</i>	<i>175 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 1 DP 6815, Lot 23 DP 57, and Part Lot 22 DP 57</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H105 182 Jackson Street, Petone (1892)

Commercial Building



Current photo, May 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This is one of the most intact Victorian shop/residences on Jackson Street and a rare example of a single storey timber building from that period. Although it has had a largely prosaic history, the building has made a long contribution to Petone's commercial history. Although it is comparatively small and narrow, the careful design and detailing of its street front gives it a great deal of architectural interest. Its lively appearance makes a strong positive contribution to the values of the wider streetscape, visual character and heritage values of the wider area. There are very few single-storey timber shop/residences now left standing in Petone, which adds a further layer of value.

## 2. History

### 2.1 History of the place

This building was constructed in 1892 for watchmaker Harry Raven. Its designer is not known.

The land it occupies was subdivided in 1891 and sold to Raven,<sup>1</sup> who originally set up in business in Petone in 1887 in rented premises on Jackson Street (location unknown).<sup>2</sup> Raven was a keen sportsman, particularly competition shooting. He was secretary of the Petone Rifle Club during the period he lived in Petone. Raven called for tenders 'for the erection of a Shop and Dwellinghouse, Jackson Street, Petone', on 23 February 1892.<sup>3</sup> The property is long and narrow and so is the single-story building that occupies it. Raven had his accommodation at the rear of his shop.

In January 1895, Raven put his business up for sale<sup>4</sup> and, in February that same year, he sold the property and moved to Wellington, where he eventually set up in business in Courtenay Place. The new owner was George London, a commission agent, Mayor of Petone from 1903-07 and at one time the owner and editor of the *Hutt and Petone Chronicle*. He was also a Wellington Hospital Board Trustee between 1903-1912, served on the Wellington Education Board from 1916 to 1930, and was a foundation member of the Hutt Valley High School Board.

London retained the property until his death in 1931, when it was inherited by his son George jnr.<sup>5</sup> During the time of the Londons' ownership, it was leased to a variety of businesses, including (from 1908) a tobacconist, hairdresser (1910s and 20s) and then a tobacconist again (1930s) and a hairdresser (1940s).<sup>6</sup>

In 1945, George London jnr. sold the property to Alma Park, a dressmaker. She operated her business out of the building. Park retained the building for the next 37 years.<sup>7</sup> During her tenure, the parapet was strengthened.<sup>8</sup>

---

<sup>1</sup> CT WN61/179, LINZ

<sup>2</sup> Cyclopedia Company Ltd 1897, *Cyclopedia of New Zealand [Wellington District]*, The Cyclopedia Company, Limited, Wellington, p.830

<sup>3</sup> *Evening Post*, 23 February 1892, p.4

<sup>4</sup> *New Zealand Mail*, 30 December 1897, p.35

<sup>5</sup> CT WN61/179, LINZ

<sup>6</sup> See *Wise's New Zealand Post Office Directory*, 1908-1947

<sup>7</sup> CT WN61/179, LINZ

<sup>8</sup> Petone Borough Council Engineer to Cooper and Taylor, 17 June 1966, ARCH36326, 182 Jackson Street - Arch 36326, 1966-90, HCC Archives



*182 Jackson Street, pictured by Charles Fearnley, with Sandra Frocks occupying the shop. (50003-1125, Wellington City Libraries)*

Towards the end of her tenure, the business was known as Sandra Frocks.<sup>9</sup> In 1982, the property was sold to Mani and Laxmi Chhima (Mani Chhima owned a menswear business next door at no.184). In 1997, the property was bought by Hall and Sons. They retained the property until 2022 when it was bought by Ganesa Ltd.

---

<sup>9</sup> See image 50003-1125, Wellington City Libraries



The building was converted into a liquor outlet, 'Great Expectations', in 1990.<sup>10</sup> It was later in use as a café, then a coffee roasters and in more recent years as a Chinese restaurant.

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 182 sits in the middle of a long block of old buildings, which contains an interesting mixture of single-storey and two-storey buildings of a variety of scales that contrasts with the more uniform scale of blocks on either side and which adds considerable visual interest to the local streetscape. The building backs on to a narrow driveway, which shows a little of its rear elevation.

## **3.2 Building or Structures**

No. 182 is a late Victorian single storey shop/residence, with accommodation set at the back of the shop space. Occupying a narrow lot and flanked by two-storey buildings on either side, all that can be seen of is the street elevation. This is divided into two unequal bays by finely reeded timber pilasters that rise to the parapet line. The wide left-hand bay contains the

---

<sup>10</sup> Town Planner, Petone Borough Council to Peter Eastwood, Great Expectations, 182 Jackson St, ARCH36326, 182 Jackson Street - Arch 36326, 1966-90, HCC Archives

shopfront, which has a recessed central door flanked by splayed display windows; the window joinery has very slender profiles, set above a panelled timber base with a moulded skirting. A recessed modern door in the narrow right-hand bay opens to a passage running back to the accommodation.

The stayed verandah is modern work that sits uncomfortably on the building (any original verandah would have been set on posts).

Above the verandah, the upper façade is traditionally Victorian with neo-Classical influences. It features a strong horizontal cornice line counterbalanced by the vertical lines of the continuation of the pilasters (which wrap around the cornice) and the two major pediment elements – a tall semi-circular pediment over the main bay, flanked by steps with elegantly-carved scroll brackets, and a small gabled pediment over the side bay. The ornamentation is completed with a turned urn atop either side of the parapet. The parapet is battened over an infill of rusticated weatherboards

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the building.
<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: <i>Low</i>
	No notable people are known to have been associated with the building.
<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: <i>Moderate</i>
	This building was constructed as a watchmaker's shop and residence, so it tells an important story about the way that small specialist businesses operated in the late 19th century and how their premises were subsequently adapted for other uses over time.

<b>Physical Values</b>	
<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: <i>Moderate</i>
	The building was constructed in the late 19th century and could potentially reveal information about European settlement from that period through archaeological investigation.
<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: <i>High</i>
	The lively late-Victorian design, detailing and ornamentation of this building has a high level of architectural interest.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building is constructed with materials and techniques in common use at the time. However, there are few 19th century timber commercial buildings left in the area
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building retains a high level of integrity in the form and fabric of its upper façade and parapet, and to a lesser extent in the configuration of the ground floor shopfront.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	The building is not particularly old regionally, but it is one of the oldest commercial buildings remaining on Jackson Street, so it has some local value for that.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It makes an important contribution to the character of the heritage area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.

<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>	<i>Level of Significance: Low</i>
	This building's age and appearance identify it as amongst the oldest buildings in Jackson Street.

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	<i>Level of Significance: Moderate</i>
	Timber commercial shop/residence buildings are not rare in the wider Wellington region, although they are becoming scarcer as time passes. There are only a few now remaining in Jackson Street.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<i>Level of Significance: Moderate</i>
	This building is a good example of a late Victorian shop/residence.

## 5. Place information

<i>Reference</i>	<i>H105</i>
<i>Address</i>	<i>182 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 3 DP 539</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H106 184 Jackson Street, Petone (c.1892)

Commercial Building



184 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This building has had a relatively unremarkable history, with a wide variety of mostly unrelated uses over its life. The bulk of the building dates most likely from the early 1890s, so it is another example of an early Jackson Street commercial building. The most significant facet of its history was the modernisation of the original timber façade in reinforced concrete in 1929. The austere Stripped Classical style of the new façade contrasts interestingly with its neighbours and the flanking single-storey buildings on either side give it a strong presence in the local streetscape. It makes a strong positive contribution to the values of the wider streetscape, visual character and heritage values of the wider area. There are very few 19th century timber shop/residence buildings now left standing in Petone, which adds a further layer of value.

## 2. History

### 2.1 History of the place

The date of the construction of this building and who was responsible is not entirely clear from available records.

What is known is that William Leighton, a cabinet maker in business in Nelson Street, bought the property after its subdivision in 1891. However, he sold it the following year to George London Snr.<sup>1</sup> There is no indication that Leighton built anything on the land. London was a prominent figure in Petone. A commission agent and property developer, he was Mayor of Petone from 1903-07 and at one time the owner and editor of the *Hutt and Petone Chronicle*. He was also a Wellington Hospital Board Trustee between 1903-1912, served on the Wellington Education Board from 1916 to 1930, and was a foundation member of the Hutt Valley High School Board.

While there is no evidence to support or negate the notion that London was responsible for the building, it seems likely that, when he sold the property to John Hounslow, a cabinetmaker and undertaker, in 1900,<sup>2</sup> there was a two-storey timber shop and residence on the land. Hounslow, whose premises was listed as being on Jackson Street and who had been in business since 1893,<sup>3</sup> may have occupied the building before buying it off London. So it is possible that the building dates from 1892 or 1893.

In 1907, Hounslow announced his intention to move to America<sup>4</sup> and he sold the building to his wife, Alice Hounslow.<sup>5</sup> It's not clear whether this meant that Hounslow was leaving New Zealand without his wife, but what is known is that the building was occupied on or before 1908 by William Rennie, a signwriter.<sup>6</sup> In 1914, Rennie bought the property off Alice Hounslow. Rennie worked out of the building for the next 20 or more years. He retained ownership of the building even after his business closed in the early 1930s.

---

<sup>1</sup> CT WN61/178, LINZ

<sup>2</sup> CT WN61/178, LINZ

<sup>3</sup> Cyclopedia Company Ltd 1897, *Cyclopedia of New Zealand [Wellington District]*, The Cyclopedia Company, Limited, Wellington, p.831

<sup>4</sup> *Evening Post*, 28 February 1908, p.12

<sup>5</sup> CT WN61/178, LINZ

<sup>6</sup> *Wise's New Zealand Post Office Directory*, 1908-1930

It was during Rennie's tenure that the present façade, built of reinforced concrete, was added to the existing timber building in 1929. The architect was Fred Walton and the contractor was Sullivan and Gormack.<sup>7</sup>

The following year, Rennie sold his business to Smith and Smith, who were described as oil and colour merchants, but were by then more a chain of home hardware stores. Rennie retained the building until 1944, when he sold it to Percival Croft, a draper.<sup>8</sup>

Croft only retained the building until 1947, when it was sold to Howard Tolley and Ian Stewart, motor engineers. Stewart died the following year and his share was inherited by his wife Marjorie Tolley.<sup>9</sup> About 1950, there was a single-storey reinforced concrete addition to the rear of the building. The architect was F. C. Walton, and the estimated cost was £2,470.<sup>10</sup> In 1951, Howard Tolley's business, Tolley and Spence, bike and motorcycle specialists, bought the property.

In 1978, Mani Chhima, a tailor, bought the building and operated a menswear store out of the building. He also acquired no.182 next door (in 1982). Chhima sold the property to Song Phat Taing and Hau Chu Taing in 2005. It was sold to James and Amy Story in 2016 and then to OSC Limited in 2022.<sup>11</sup> In recent decades the retail space has been occupied by cafés.

## 2.2 Construction Professionals

F. C. (Fred) Walton (1884-1932)

Walton was born in London, England and came to New Zealand as an infant. He was brought up in Christchurch and trained as a carpenter. He moved to Lower Hutt and by 1915 he was working as an architect. He also taught architectural drawing at the Petone Technical High School. A sports enthusiast, he was the long-standing secretary of the Lower Hutt Tennis and Bowling Club. He was also a keen mason. Walton died in 1932 and his practice was purchased by W. Keith Cook.<sup>12</sup>

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

---

<sup>7</sup> Little is known of Frederick Charles Walton, excepting that he was born in Hampshire, England and trained as a carpenter. By the early 1920s he was working as an architect from Lower Hutt. Mew & Humphris *From Raupo to Deco: Wellington Styles and Architects 1840 - 1940*

<sup>8</sup> CT WN61/178, LINZ

<sup>9</sup> CT WN61/178, LINZ

<sup>10</sup> ARCH40182, 182-184 Jackson Street - Arch 40182, 1929-85, HCC Archives

<sup>11</sup> CT WN61/178, LINZ

<sup>12</sup> *Hutt News*, 6 July 1932, p.6

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 18 sits in the middle of a long block of old buildings, which contains an interesting mixture of single-storey and two-storey buildings of a variety of scales that contrasts with the more uniform scale of blocks on either side and which adds considerable visual interest to the local streetscape. The building backs on to a narrow driveway, which shows a little of its rear elevation.

### **3.2 Building or Structures**

This is a modernised and extended late-Victorian two-storey shop/house, with accommodation at the first floor over a long ground floor shop. Its primary structure is timber, but the main elevation, re-built to a more fashionable design in 1929, is in reinforced concrete with a stayed verandah. It occupies a relatively narrow lot and is flanked by single-storey buildings on each side, making it particularly prominent in the local streetscape despite its otherwise modest scale.

Part of the 1929 shopfront under the verandah still survives. Its authenticity is diminished by a modern door (for the upstairs flat) inserted into the left side, and by an advertising hoarding that covers over the top lights of the shopfront windows. However, much of the slender timber shopfront joinery still remains, as does the encaustic-tiled threshold.

The verandah is part of the 1929 work, although the soffit has been re-lined at some point, and the top-lights above appear to have been covered over. Above the verandah, the rest of the elevation is unchanged from its 1929 construction. This is designed in an especially austere Stripped Classical idiom; it has an unusual 'broken' pediment, with an elevated central section, capped with a shallow-gabled parapet, pushed slightly out from the main wall face, with a bordered panel for an inscription under it, which the side sections of the pediment engage into; below this, a very schematic string course sits above the windows, which are two units each containing three casement windows and fanlights, recessed into the façade.

The building occupies virtually all of its site and is divided more or less in half down its length; the front section has a shallow-pitched gabled roof behind the parapet and the rear section has a mono-slope roof, pitched across the short direction. The side walls, which can be seen above the flanking single-storey buildings, are clad in horizontal corrugated galvanised steel, and are pierced by windows further back from the street.



## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Low</i>
	The building is not known to have been associated with any individual or organisation of note.
<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: <i>Moderate</i>
	This building has been in use as a retail outlet, likely since the late 19th century. It has provided a service to the public of Petone over that period, in a variety of diverse ways.

<b>Physical Values</b>	
<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: <i>Moderate</i>
	The building was constructed in the late 19th century and could potentially reveal information about European settlement from that period through archaeological investigation.
<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: <i>High</i>
	The street frontage is a competent example of a very austere but visually interesting Stripped Classical design.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building is constructed with materials and techniques in common use at the time. It is of some interest for the reinforced concrete street façade attached to an older building.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building retains a high level of integrity in its street elevation to the time of its reconstruction in 1929.

v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Moderate</i>
	The building is not particularly old regionally, but it is one of the older commercial buildings remaining on Jackson Street, so it has some local value for that.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It makes an important contribution to the character of the heritage area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.
ii) <i>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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The building is somewhat unusual in that it has a 1920s façade attached to a Victorian building. There are a few other examples of this kind of development in the street from different eras.

<b>Representativeness</b>	
Overall value – <i>Low</i>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	This building is somewhat atypical in that it is an amalgam of a timber Victorian building with a 1920s façade.

## 5. Place information

<i>Reference</i>	<i>H106</i>
<i>Address</i>	<i>184 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 4 DP 539</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H107 188-202 Jackson Street, Petone (1930) Alexandra Buildings



View from the north-east, April 2024



Aerial imagery, HCC GIS Viewer, April 24

# 1. Summary of significance

Completed in 1930, this is the second of two important buildings constructed on Jackson Street for Charles Tringham, lawyer and scion of one of Wellington's earliest architects. The building was built during the inter-war upgrade of the street and by choosing the prominent Wellington architect William Gray Young to design the building, Tringham played an important part in the visual quality that enhancement. With its many shops, the building has played a notable and longstanding role in Jackson Street's commercial life.

This long and sleek inter-war building is the western corner bookend to a block of interesting old buildings. It is notable for its elegant neo-Classical design in a Georgian idiom, the interplay of its strong architectural forms with the rhythm of the shopfronts, and for the high sense of authenticity of its main elevations. Together with the slightly earlier no. 131-141 opposite, it makes an important contribution to the local streetscape, and the visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building, constructed in 1930, has its origins in a land transaction in 1878, when Edwin Jackson (who gave his name to Jackson Street) sold a large parcel of his land to Charles Tringham, one of Wellington's earliest working architects. This land comprised a block north of Jackson Street between Sydney Street and Scholes Lane, but also included the right of way that became Jackson Street and a parcel of land immediately adjacent to the south side of Jackson Street.<sup>1</sup>

Tringham sold off portions of his property over a lengthy period but retained some parcels or transferred lots to his son, also Charles, a lawyer. After Tringham snr's death in 1925, Charles (and the other executor of his father's will, Edmund Costello) acquired the land his father had retained.<sup>2</sup> This included the smaller block on the other side of Jackson Street.

The Tringham estate, as it was described in newspaper reports, had already built shops and flats at 131-141 Jackson Street (in 1926), directly opposite the land he owned on the south side of Jackson Street. This building, designed by prominent Wellington architect William Gray Young, established the expanded width that Jackson Street was realigned to in the late 1920s and 1930s by the Petone Borough Council. Tringham saw an opportunity and he hired Gray Young to produce a design that was very similar to his earlier building opposite. At this point the land was occupied by some old timber shops. The pair of buildings brought a sophisticated neo-Georgian elegance to the street and highlighted the rapid transformation that was taking place along the avenue during this period.

The first tenants included a milliner, a jeweller, an art dealer, a confectioner, a florist, a grocer, and two food servers.<sup>3</sup> Like many retail spaces in Jackson Street, Alexandra Buildings contained the usual array of main street shops. By 1943, for instance, this included tea rooms, mercers, a leather goods shop and a fishmongers – along with the somewhat unusual – Nature's Health Clinic, run by Taylor Stenton, a herbalist.<sup>4</sup>

---

<sup>1</sup> CT WN13/101, LINZ

<sup>2</sup> CT WN13/101, LINZ

<sup>3</sup> *Wise's New Zealand Post Office Directory*, 1930

<sup>4</sup> *Ibid.*, 1943



*Alexandra Buildings, 1978, as pictured by Charles Fearnley.  
(50003-1123, Wellington City Libraries)*

Tringham jnr. died in 1945 and the balance went to lawyer Edmund Costello. He then transferred part of the estate to the Guardian Trust and Executors Company. After Costello's death in 1956, the company divided the building into three parcels and transferred them to, among others, members of the Tringham and Costello family.<sup>5</sup>

The eastern portion (Lot 3, DP 18017, 200 Jackson Street) was held by Elsie Tringham (née Blundell), Charles Tringham jnr.'s widow. She died in 1959 and her share was held by her executors until 1966, when it was purchased by Miklos Elek Enterprises, who retained it until 1986. They sold it to librarian Sandra Stelfoxe. In 1993 it was purchased by Terence and Ruth Sargent and Anthony Sargent. In 1998, it was purchased by Marjorie Lemmon, Peter Brooks and Peter Lemmon, who already owned 196 Jackson Street. Since 2005 it has been owned by Jackson Holdings.<sup>6</sup>

The middle portion (primarily Lot 2 DP 18017, 196 Jackson Street) was transferred to Rose Tringham of Hampshire, England. She died in 1964 and her executors sold it to Mark Adams of Mt Cook, Wellington. His tenure lasted until his death in 1992. It was sold to Theodorus Papouis and Paul New, both delicatessens. In 1997, Marjorie Lemmon, Peter Brooks and Peter Lemmon (later to acquire 200 Jackson Street), bought the shop and flat. It has been owned since 2005 by Jackson Holdings.<sup>7</sup>

The western portion Lot 1, DP 18017, 188-194 Jackson Street) was transferred to George Evans, Elsie Bingham, Peter Alpers and Charles Costello. In 1961, Costello bought out the

---

<sup>5</sup> CT WN366/73, LINZ

<sup>6</sup> Summary of property transactions courtesy of CT WN863/26, LINZ

<sup>7</sup> See CT WN863/27 and 54C/435, LINZ

others. Following his death in 1964, the property was bought by Dominion Café Ltd (George and Sophia Rafailidis) in 1967. They ran their eponymous café for many years and built a shed to store potatoes at the back of the property in 1971 and made changes to the shop front the same year.<sup>8</sup> Later, travel agency Russell and Somers, who occupied no.190 during the 1970s and 80s, made internal changes.<sup>9</sup> In 1986, the property was bought by Jatar Investments Ltd and then in 1989 by Norman and Nancy Chan, who remain the owners.<sup>10</sup>

Over its life, the building has been occupied by a great many businesses and flat occupants. Of the former, street directories reveal a milliners in 188, women's footwear (190), a café (192), the Singer Sewing Centre (194), mercers (196), dry cleaners (198), a beauty salon (200) and a licensed dealer at 202.<sup>11</sup> Although some of the shopfronts have been altered, the building is mostly unchanged above the verandah and it also retains its original dwelling arrangements at the rear.

## 2.2 Construction Professionals

William Gray Young <https://teara.govt.nz/en/biographies/4y3/young-william-gray>  
[viewed April 24]

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late

---

<sup>8</sup> ARCH61996, Building Permit Application 192 Jackson Street, ARCH61997, Building Permit Application 192 Jackson Street, 1971, HCC Archives

<sup>9</sup> ARCH65650, 188-194 Jackson Street - Arch 65650, 1970-84, HCC Archives

<sup>10</sup> Summary of property transactions courtesy of CT WN863/28, LINZ

<sup>11</sup> *Wise's New Zealand Post Office Directory*, 1965

19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

Alexandra Buildings is set on a prominent corner site at a crossroads towards the western end of the heritage area, opposite the similar but slightly earlier no. 131-141, designed by the same architect. It occupies the entire eastern half of its block from the intersection with Nelson Street, which it shares with a group of interesting old buildings, and it is accordingly dominant in the local streetscape. A right of way gives access to the rear of the combined property, and most of the rear elevation can be seen from the street.

### **3.2 Building or Structures**

Alexandra Buildings is one of the grander commercial buildings of Jackson Street, a lengthy two-storey inter-war shop/residence complex with accommodation above commercial spaces and shared single-storey additions at the rear containing service areas. It is constructed of reinforced concrete with timber joinery and shopfronts. In plan the building is divided into 8 even bays; the westernmost two are combined into one unit that occupies the western extension of the site – and has no rear yard – and the others are separated with party walls that also extend through the centre of each rear addition.

The building is capably designed and detailed in a spare neo-Classical Georgian idiom. It is long and low-slung, with a strong horizontal proportion and is notable for the interesting articulation and strong rhythms of the main elevation, the skilful interplay of horizontal and vertical forms, and the careful use of contrasting architectural detail to enliven its composition.

The main elevation is symmetrically arranged about the centre and divided into five sections; the central section has a shallow triangular pediment with heavy mouldings set over a deeply rusticated wall face containing four tall, evenly spaced, double-hung windows (6 over 6 lights) in moulded window surrounds; the two flanking sections are slightly recessed, with plain plastered walls and four recessed windows; and the two end sections are brought slightly forward, repeating the rusticated wall face and moulded surround of the central section, but are reduced to two windows apiece. The cornice line from the pediment projects along the length of the elevation, with a modest squared off parapet above, to unify the whole composition. The stayed verandah appears to be the original. Below the verandah, the shopfronts correspond to the division of the building in plan; there are several that retain original material, including tiled window plinths and thresholds, slender timber shopfront joinery, with recessed entrances and splayed side windows and fanlights above, although the majority have been significantly altered over time.

The rear elevation of the building, although rather more utilitarian in its intent is nevertheless carefully designed. The party walls, which rise above the mono-slope main roofs create a strong architectural rhythm, enlivened by symmetrically arranged and deeply recessed windows; below, the single-storey extensions with their gable roofs split by lower party walls add a sub-beat to the rhythm, all combining to create considerable visual interest.



## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	Charles Tringham was a well-known lawyer and the son of one of Wellington's earliest practising architects. The architect of the building, William Gray Young was one of Wellington's finest architects.
<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: <i>Moderate</i>
	This building has been in more or less constant use as a retail outlet since 1930. In doing so, it has provided a service to the public of Petone over that period.

<b>Physical Values</b>	
<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: <i>Moderate</i>
	The site was previously occupied by buildings that may have been constructed in the 19th century, so there is some potential to reveal information about European settlement from that period through archaeological investigation.
<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: <i>High</i>
	The building is a skilfully designed, elegantly proportioned, and well-constructed specimen of neo-Classical architecture in a Georgian idiom. Its great length, strong architectural rhythm, and fine detailing draws attention
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.

iv) <i>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.</i>	Level of Significance: <i>High</i>
	The building has a high level of physical integrity; save for some of the shopfronts, it remains very much as it was built.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of Petone.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Alexandra Buildings takes up half of a key block in the middle of the area and makes an important contribution to the character of the area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural connections is known to have been associated with the building.
ii) <i>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: <i>Low</i>
	The building is a well-known feature of Jackson Street, being located on a prominent corner in the heart of the area.

<b>Rarity</b>	
i) <i>the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Interwar shop/residence building are not especially rare in the wider Wellington region or Petone specifically.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This building is a good example of a substantial inter-war shops and residences complex.

## 5. Place information

<i>Reference</i>	<i>H107</i>
<i>Address</i>	<i>188-202 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 1 DP 18017; Lot 2 DP 18017; Lot 3 DP 18017</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H108 205 Jackson Street, Petone (1936)

Former Petone Post Office



205 Jackson Street (former Petone Post Office), April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The former Petone Post Office is a building that demonstrates the past importance of postal services in townships such as Petone, before changes in technology and communication rendered it mostly obsolete. The movement of letters and parcels and the provision of banking facilities were part of the essential services the Petone Post Office offered. Its importance is demonstrated by the Petone community's celebration at the opening of the building in 1935; it was taken as a sign of the government's recognition of the borough's needs.

The Post Office is capably executed in a restrained Moderne idiom, characteristic of its time of construction. It is notable for its elegant vertical proportions (albeit somewhat undermined by the construction of the modern verandah) and refined use of simple architectural devices and a spare palette of materials all to very good effect. Set on a prominent corner site, and with its design elegantly addressing the street corner, it stands out in the local streetscape where it makes an important contribution to the visual character and heritage values of the wider area.

## 2. History

### 2.1 History of the place

This Post Office, the second on this site, was completed in 1936 to a design by the office of the Government Architect, Thomas Mair.

Postal services were part of Petone life from the start of the establishment of Britannia in 1840. The town's first post office was located in the railway station at some point after it opened in 1875. The first dedicated post office and telegraph bureau was established in Jackson Street about 1894. In 1899, a purpose-built post office was proposed for the corner of Britannia and Jackson Streets, but debate raged about the suitability of location, with business interests convinced it was too far from the heart of commercial activity on Jackson Street.<sup>1</sup> The government stuck with the site and the building, designed by the office of the draughtsman-in-charge, John Campbell (later Government Architect), in a restrained Edwardian Baroque style, opened in June 1900.<sup>2</sup> A later description described the building as having been built of prisoner-made bricks from Mt Cook,<sup>3</sup> as many government buildings of the period were.

The building had been in use for less than 30 years before complaints about its usefulness began to be aired in the press. A fast-growing Petone was, in particular, putting big demands on the building's capacity. Additions and alterations were planned to the building in 1927 but the widening of Jackson Street was also becoming a consideration. The General Post Office told the Petone Borough Council that it was prepared to move the building back on its site to accommodate a realignment of the north side of Jackson Street,<sup>4</sup> but this prospect merely hastened the need for a new building.

---

<sup>1</sup> *New Zealand Mail*, 22 June 1899, p.46

<sup>2</sup> *Evening Post*, 4 June 1900, p.6

<sup>3</sup> *Evening Post*, 15 January 1935, p.8

<sup>4</sup> *Dominion*, 15 November 1927, p.3



*Petone Post Office, date unknown. (P242/4, Hutt City Libraries)*

Planning for a new post office began in 1930,<sup>5</sup> by which time the building was also considered earthquake-prone. There were numerous delays on the way to the completion of the building, so it's not clear if any early planning found its way into the final design. Funding was delayed until 1931 and with the Depression biting, finding the funds for such projects became more difficult. The matter dragged on for some period before the project found its way into the Public Works appropriation.

Finally, in May 1935, tenders were called for the construction of the new post office, to designs signed off by the Government Architect, John Mair. The building was vacated on 1 June 1935 and then demolished by the successful tenderer, E. S. Knight, who was required to demolish the existing building as part of his contract.<sup>6</sup> Temporary accommodation was secured in St David's Schoolroom, Britannia Street, at the rear of the post office.<sup>7</sup> Although the new building was to be built of reinforced concrete, the traditional model of providing accommodation for the post-master upstairs was continued.

The foundation stone was laid on 23 September 1935 and the building was opened on 30 March 1936 by the Postmaster-General Fred Jones, with a large crowd present. The building cost £8,297. An account of the opening ceremony described the ground floor as comprising 'a public space with a counter, sixteen desks, and two telephone cabinets, the postmaster's room, an entrance vestibule, a private box lobby, and a spacious mailroom.' The postmaster's accommodation, which was separately accessed from Britannia Street consisted of 'a living-room, a dining-room, a sun porch, three bedrooms, and a kitchen.' It also noted a garage and large bicycle shed at the rear of the building.<sup>8</sup> The building also

<sup>5</sup> *Evening Post*, 25 February 1930, p.7

<sup>6</sup> *Evening Post*, 16 May 1935, p.4

<sup>7</sup> *Evening Post*, 3 May 1935, p.8

<sup>8</sup> *Evening Post*, 31 March 1936, p.6

housed the Post Office Savings Bank, which brought its own throng of customers, particularly on Fridays when many residents took out cash for the weekend, as they did for decades.<sup>9</sup>

The Petone Post Office was in use for postal services until 2019. In 1989, signs were erected on the building to advertise the presence of Postbank, formed as a state owned enterprise in 1987. It was sold to the ANZ that same year. The following year, plans were prepared for major changes to the building's interior and the formation of new entrances in an extension to the Jackson Street elevation (date unknown).<sup>10</sup> The evidence is that these changes were undertaken. Postbank was subsumed into the ANZ by the late 1990s.

The building was later taken over partly for use as the ANZ Petone branch and occupied until c.2010. In more recent years the ground floor has been occupied by a café.

## **2.2 Construction Professionals**

John T. Mair <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas> [viewed April 24]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

---

<sup>9</sup> Pers. comm., Helen McCracken, former Petone resident.

<sup>10</sup> ARCH15906, 205 Jackson Street - Arch 15906 1990, HCC Archives

The former Post Office occupies a large corner site on a tee intersection, with an open carparking area at the rear accessed from Britannia Street. The open space means it can be largely seen in the round; the complex of utility structures at the rear adds further visual interest. It is prominent in the local streetscape and makes an interesting contribution to the overall character of the heritage area.

**3.2 Building or Structures**

At two storeys in height, the Post Office is relatively modest in scale but its design, which is carried out in a Moderne idiom, works to make seem rather taller than it is through the manipulation of its form and clever application of architectural devices. The plan is asymmetric, with a shorter wing (of three window bays) on Britannia Street and a longer wing of five bays on Jackson Street, neatly articulated around a wide chamfered corner that contains the main entrance, under the NZ Government coat of arms; a small complex of additions at the rear houses building services and a single garage.

Each of the main elevations has a tall base plinth, with abstract mouldings, and a broad wall face with a textured plaster finish that frames a central panel of windows and terminates at a horizontal parapet line. This panel rises two storeys with slender steel windows separated by distinctive giant-order fluted pilasters, with its tall vertical proportions creating an impression of height, aided by the ground floor windows being cut down into the plinth. A legend panel is set in the wall face above the window bays, recessed with moulded relief lettering. The corner bay steps down below the main cornice line and is finished with smooth plaster, in contrast to the main walls.

The building was designed without a verandah and to be seen from the distance; the modern stayed verandah awkwardly interrupts the elevations and is quite visually intrusive, to the detriment of the building.

It is constructed of reinforced concrete, with a lightly textured plaster finish, and trimmed with steel windows. The shallow pitched roof is fully concealed behind the parapets.

**4. Evaluation**

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The construction of a purpose-built post office demonstrates the importance of the services they offered - mail and later, banking and telecommunications. By the time this building opened in 1936, the role of communications in daily life was still hugely important and remained that way for most of the 20th 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: <i>Low</i>
	No notable events are known to have been associated with the place.



<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: <i>High</i>
	<p>The New Zealand Post Office (now New Zealand Post) was one of the most important and ubiquitous government institutions of the 19th and 20th centuries, particularly after it expanded into telegraph and telephone provision.</p> <p>The Government Architect, John Mair, who oversaw the design of this building, was influential in the history of New Zealand architecture. He held the position for 18 years and many significant public buildings were constructed under his aegis during this time.</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>	Level of Significance: <i>High</i>
	<p>Post offices were once highly important places in the lives of local communities, such was the level of use they got. Many Petone locals retain strong memories of the role the Petone Post Office played in their everyday lives.</p>

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The Post Office is a cleverly designed and interestingly detailed building in a restrained but characterful Moderne idiom that stands out in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Aside from the incongruous modern verandah and modern entry doors, the building stands much as it was when first constructed and has a high level of physical integrity.

v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: <i>Low</i>
	The building is not old in the context of Petone.
vi) 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>High</i>
	The Post Office is a prominent feature of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Its location on a prominent corner site, along with undistinguished neighbours, helps it stand out in the local streetscape. It makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
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>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.
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>Moderate</i>
	The Post Office was a major community facility, a place used by nearly everyone on a regular basis. Petone was no different in this regard, but with those days behind it, the building is not held in the same regard as it once was.

<b>Rarity</b>	
i) the place is unique or rare within the district or region.	Level of Significance: <i>Moderate</i>
	20th century Post Offices are not rare in Wellington, but most are no longer used for their original purpose.

<b>Representativeness</b>	
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>Moderate</i>
	This building is a good example of an inter-war era post office.

## 5. Place information

<i>Reference</i>	<i>H108</i>
<i>Address</i>	<i>205 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Section 5 Hutt District CT 96198</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H109 216 Jackson Street, Petone (1926)

Commercial Building



Current photo, April 2024



Aerial imagery, HCC GIS Viewer, April 24

# 1. Summary of significance

This building has had an unremarkable history but it is a mostly authentic example of a purpose-built 1920s shop/residence and is an interesting example of the inter-war development of Petone. The chemist's shop has been significantly altered but the rest of the building – internally and externally – is largely intact. Although its design is modest, its tall proportions, curvaceous character and evident age help it stand out from its immediate neighbours; the bow-fronted oriel window is a particularly distinctive feature. It makes an important contribution to the wider streetscape, visual character and heritage values of the wider area.

## 2. History

### 2.1 History of the place

This building, constructed in 1926 for Charles Williamson (1882-1961), was built on a subdivision created in 1923 to provide a parcel of land for a combined shop and residence.

The subdivision was of two separate parcels of land – Part Lot 5 and Lot 6 – that bounded Richmond and Jackson Streets. A narrow portion of these parcels was taken from the western end to create a property<sup>1</sup> that Williamson, a chemist, was able to buy and build a pharmacy and a dwelling. Up this point, Williamson had run a pharmacy on the corner of Fitzherbert and Jackson Streets – from at least 1910, possibly earlier.<sup>2</sup>

Williamson hired architect Herbert A. Jones to design the building, which took up virtually all of the long narrow site. The business was to occupy the ground floor and the residence the second. The residence had four bedrooms and balconies at either end. The plans and specifications were prepared in December 1924, with the permit dated 28 July 1925. The estimated cost was £2,900.<sup>3</sup> The *Evening Post* noted that work was underway in August that year,<sup>4</sup> so it was likely completed in 1926. The name of 'Chas A. Williamson Chemist' was incised into the wall face over the window on the front elevation<sup>5</sup> but later filled in. The balcony at the front was either removed or was never built as a balcony. Although the original drawing shows the main elevation in decorated brickwork, it appears it was finished in plaster, presumably as a cost-saving measure.

Williamson worked as a chemist until the late 1940s. Following his retirement, he and his wife, Margaret (Maggie, née Baskin), leased out the shop but remained living in the residence upstairs. Apart from his very long presence in Jackson Street, Williamson was a member of the Wellington Hospital Board during the 1920s.

Charles Williamson died in 1961. The property remained leased to chemists while it was retained by the Public Trustee. In 1965, for instance, the occupant was Heeps Chemist (Rod Heeps). Heeps (1938-2002) played rugby for Wellington and, briefly, for the All Blacks (in 1962), when he played 10 matches, including five tests.<sup>6</sup> He went on to buy the property in 1969. The chemist shop was completely refitted, and the old shop-front demolished, in 1973.

---

<sup>1</sup> CT WN302/199, LINZ

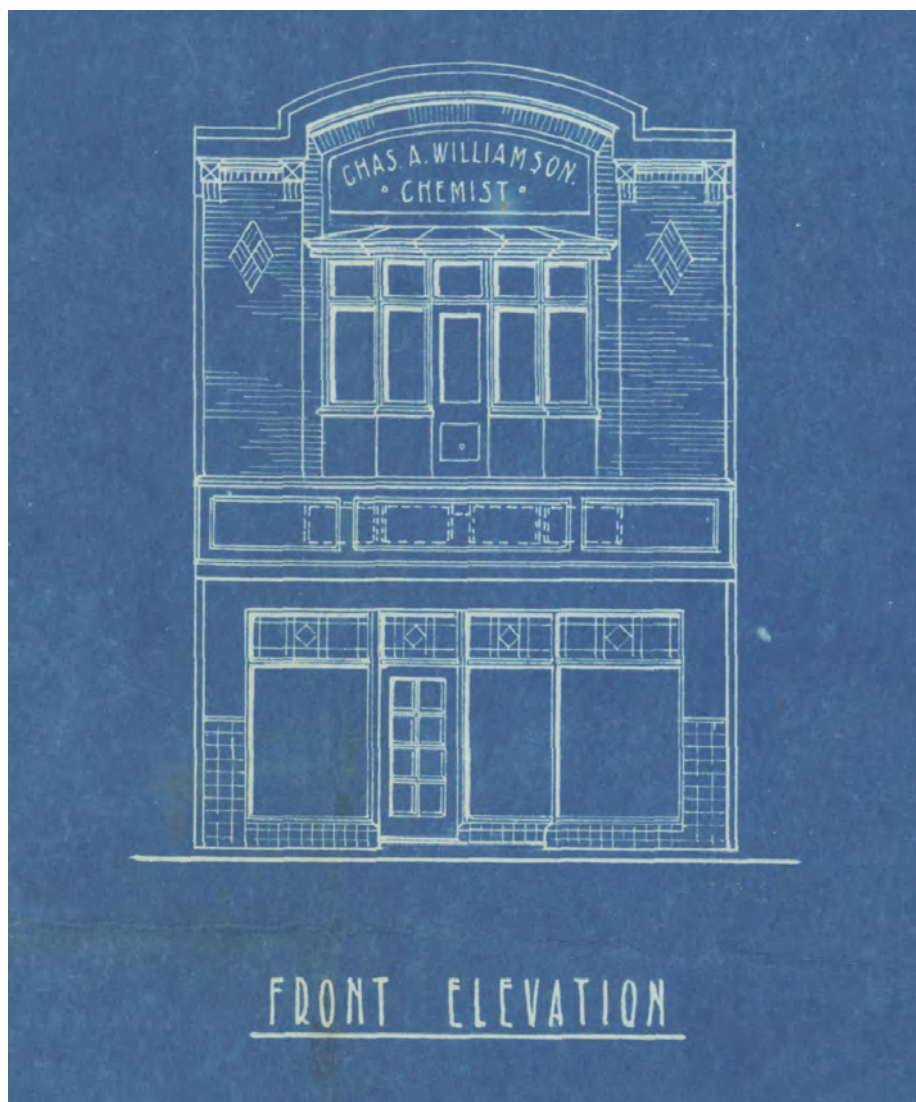
<sup>2</sup> *Wise's New Zealand Post Office Directory, 1908-1930*

<sup>3</sup> *Ibid.*

<sup>4</sup> *Evening Post*, 1 August 1925, p.7

<sup>5</sup> ARCH64088, Shop Dwelling for Mr C. A. Williamson, 216 Jackson Street, 1925, HCC Archives

<sup>6</sup> *New Zealand Herald*, 22 November 2002. His full name was Thomas Rod Heeps.



*Herbert Jones' drawing of the front elevation of Williamson's building.  
(ARCH 60488, Hutt City Archives)*

In 1992, he sold the property to Noel and Louise Smith. Ownership was expanded to include Angela Smith and Richard Martin. They remain the owners.<sup>7</sup>

The retail space remained a chemists until at least the 1980s. It was then converted into a dairy, which it remains. Seismic strengthening work was carried out in 2000. The shop has been known as Vimal Store since at least the early 2000s.

## **2.2 Construction Professionals**

Herbert Anderson Jones, FNZIA. Jones worked in Wellington and the Wairarapa in the 1920s and 1930s, in residential and commercial architecture. No other substantive information on Jones has been located, to date.

## **2.3 Sources**

See footnotes.

---

<sup>7</sup> CT WN302/199, LINZ

## **3. Physical Description**

### **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 216 sits in the middle of a block of relentlessly rectilinear buildings of mixed age and architectural achievement. It stands out in this context for its narrow width, evident age and curvaceous façade features.

### **3.2 Building or Structures**

No. 216 is an inter-war shop and residence, with a long narrow apartment set above a long narrow commercial space. It has a distinctive design that stands out from its neighbours.

It is constructed of brick and reinforced concrete, with timber joinery, and covered with a hipped roof (concealed behind the parapet), running out to a lean-to at the back. The main elevation has a tall vertical proportion, deriving from the narrow lot. It is symmetrically composed and strongly modelled. Its main feature is a cantilevered bow-fronted oriel window set between two tall and heavy pilasters. The window has a row of 5 decorative leadlight fanlights above casements, and is covered by a shallow pitched roof. The pilaster heads have an abstract capital motif worked into the plaster and are joined by a shallow segmental arched parapet beam. The infilled name of the original owner occupies the space above the window, and can just be made out in the right light. A row of fanlights is set just above the verandah to provide high-level light into the shop below (these are blocked off from the inside).

The stayed verandah may be the original. The central stay springs from a corbel bracket at the centre of the bow window. Nothing is left of the original shopfront under the verandah; the joinery is all modern domestic type aluminium.

Part of the rear elevation can be seen from the service lane, principally the lean-to rear porch with multi-light windows and a modern access stair.

Recent interior photography, from the last time the building was sold, shows the interior of the apartment to be in a highly authentic state.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular, mostly as a chemist's shop.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	The building was owned and occupied for a period by Rod Heeps, who was, very briefly, an All Black.
<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: <i>Moderate</i>
	This building has been in use as a retail outlet since the 1920s, mostly as a chemist's shop. It has provided a service to the public of Petone over that period.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The building stands out amongst its neighbours for its curvaceous appearance, tall vertical proportions, deep modelling and its unusual style.



<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The building was constructed with materials and technique in common use at the time. However, there are few brick buildings left in the Jackson Street area.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Aside from the modern shopfront and shop fitout, the building retains a very high level of physical integrity throughout.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not particularly old in the context of Petone or the wider Hutt area.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building stands out from its immediate neighbours and makes a strong positive contribution to the character of the local streetscape.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is associated with the building.
<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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	The building is not rare or unusual, in Petone or more widely.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This building is a fine example of a 1920s shop/residence.

## 5. Place information

<i>Reference</i>	<i>H109</i>
<i>Address</i>	<i>216 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 5-6 Deposited Plan 57</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H110 224 Jackson Street, Petone (1911)

Former Union Clothing Company Building



224 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The former Union Clothing Company building is a striking visual reminder of a once highly successful local retailer, now long gone. It demonstrates the pride that companies felt when they built their own premises and were able to commission a leading architect to design an attractive and enduring building. The building has been serving Petone, via various occupants, since 1912.

Its elegantly crafted neo-Classical design is the work of one of Wellington's most well-known architects, Joshua Charlesworth, and is notable for its strong and lively composition and architectural modelling that distinguishes it in the local streetscape, and for the way it addresses the street corner. Set on a prominent cross-roads intersection within a group of interesting old buildings occupying the corners and extending along Jackson Street, it also contributes to the wider streetscape, and to the visual character and heritage values of the surrounding area; the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was constructed in 1911 for the Union Clothing and Mercery Company, a Wellington-based clothing store, founded by John Thorburn and Thomas Bush in 1890.

The two men brought considerable commercial experience to their venture, which benefited from being housed in a high profile location on the corner of Cuba and Manners Streets. The business specialised in buying in bulk and selling cheaply. Thorburn retired in 1895<sup>1</sup> but Bush carried on the business.

In 1910, 20 years after the company was founded, Bush leased a shop on the south side of Jackson Street - in the block between Bay and Beach Streets.<sup>2</sup> A year later he built a store and dwelling on the prominent corner of Richmond and Jackson Streets on land owned by George Pirie, a commercial traveller from Wellington. The designer was the prominent Wellington architect, Joshua Charlesworth,<sup>3</sup> who had designed alterations to the Wellington store the previous year. The builder was Sanders Brothers of Wellington and the tender price was 'about £3,000'.<sup>4</sup> The construction caused a minor stir in Petone.

All the shops and other buildings which have been erected in Jackson Street, Petone, of late years have been set back two feet off the footpath, thus, increasing the width of the latter from 7ft to 9ft. This has been done at the suggestion of the Borough Council, which came to an arrangement with landholders some time ago; but, as compliance is not compulsory, nothing in the way of compensation is paid. It has just been discovered that the new building which is being erected for the Union Clothing Company, at the corner of Jackson and Richmond streets ... is not being set back, and if this is not rectified the building will jut out two feet from the rest. The matter has been brought under the notice of the manager of the company (Mr. Bush), who has promised to give it due consideration.<sup>5</sup>

---

<sup>1</sup> *Evening Post*, 10 April 1895, p.3

<sup>2</sup> *Wise's New Zealand Post Office Directory*, 1911

<sup>3</sup> *New Zealand Times*, 27 May 1911, p.16

<sup>4</sup> *Dominion*, 8 June 1911, p.6

<sup>5</sup> *Evening Post*, 9 June 1911, p.8



*Union Clothing Co. Building, date unknown. (1106, Petone Chronicle, Hutt City Libraries)*

The matter was clearly resolved because the building is aligned with the rest of the buildings on that side of Jackson Street. The ground floor was occupied by the Union Clothing Company for decades, but George Mead had a billiard parlour on first floor during the early 1920s.<sup>6</sup>

However, it was not until 1914 that the Union Clothing Company, as it was usually known, formally leased the property from Pirie – for 10 years and six months.<sup>7</sup> The company renewed its lease in 1924 and, in 1927, Pirie died. In 1932, the property was transferred to Agnes Reich, the wife of John Reich, who, with Charles Pirie, had been one of the executors of George Pirie's estate. During her tenure, a new stayed verandah was built around the corner, to designs by architect W. Keith Cook, and some interior alterations were made to reinstate fire damage.<sup>8</sup> In 1956, the Union Clothing Company bought the property off Agnes Reich, but the company was not to stay in Petone for much longer. They sold the building the following year to Berleen Properties Ltd., who signed a 20-year lease with the Gear Meat Company, which in turn opened a butcher's shop. In 1978, portions of the building

---

<sup>6</sup> Wise's New Zealand Post Office Directory, 1924

<sup>7</sup> CT WN202/212, LINZ

<sup>8</sup> ARCH48986, 224 Jackson Street - Arch 48986, 1927-1940, HCC Archives

presumably not needed by the Gear Meat Company were leased to Chalet Foods Limited for 12 years. In 1983, Chalet Foods Limited's lease was transferred to R & W Hellaby Ltd.<sup>9</sup>

In 1998, the property was bought by David and Sandra Mallo and converted into two unit titles. In 2004, in a development merged with the property next door – the former George and George Building – a total of eight unit titles were formed across the two properties, and the building received some earthquake strengthening.<sup>10</sup> Significant internal changes were made to the interior of the building both to the shop and to the upper floors to form apartments but the specific details are not known. The ground floor retail space remained a butchers – Creative Meats – until c.2010. Simon and Sarah Hair were occupants until 2024.

## **2.2 Construction Professionals**

Joshua Charlesworth: <https://www.wellingtoncityheritage.org.nz/architects/joshua-charlesworth> [viewed April 24]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 224 occupies a prominent street corner at an important crossroads, particularly notable for its collection of interesting old buildings at each corner – the Empire Hotel and former Armstrong Building on the north side, and the former National Bank to the east, all of which

---

<sup>9</sup> CT WN202/212, LINZ

<sup>10</sup> CT 184499, LINZ

present chamfered façades to the intersection in a distinctive show of urban collegiality. It stands out strongly from its immediate neighbour on Jackson Street – the modern block of the George Apartments; a further block of this complex wraps around the rear of the building to completely cover the old rear elevation.

### 3.2 Building or Structures

No. 224 is a typical Edwardian commercial building, with offices above ground floor retail spaces. It occupies a narrow corner site, with its longest elevation along Richmond Street. It is built of reinforced concrete and covered with a mono-pitch roof behind the parapets. It is detailed as for stonework, although the plaster surfaces are flush and not lined in imitation of masonry.

Charlesworth’s design is a capable work of Edwardian neo-Classical architecture that makes the most of its narrow corner site. It is carefully ordered over a traditional base-middle-top composition and features tall vertical proportions counterbalanced by dominant horizontal features, all enlivened by deep moulding and rich detailing. It has a very strong architectural rhythm and is very prominent in the local streetscape.

The composition is centred on the chamfered corner, with the street elevations wrapping around from Jackson to Richmond Streets. The corner elevation over the verandah springs off a moulded cornice line; the central panel is framed between stylised Doric pilasters with recessed panels flanking a double-hung timber window set in an elaborately moulded surround atop a heavy sill moulding, and crowned by a flat pediment on console brackets that marries into the string course of the entablature above. The entablature is pierced by a modern square window opening centred on the window and finished with a deep cornice on console brackets over a dentil course. The parapet above carries a triangular pediment between pilasters, surmounted by a bracketed plinth that likely would have held an acroterion or similar decoration.

The street facades follow the same decorative theme, with the first-floor end windows similarly bracketed between pilasters. The panels of the parapet above are alternately filled with turned balusters and plain panels. The base of the building along Richmond Street is deeply rusticated above a skirting trim with a deeply-recessed panelled entry door set in a semi-circular arched opening topped by an ornamental flat-panelled aedicule and flanked by a row of windows with stylised lintel-stones.

The stayed verandah follows the sweep of the building around the corner. It is not original, although the overlights that provide daylight into the shop space still remain (these appear to be modern replacements of the originals). Below the verandah, nothing is left of the original shopfront (the existing arrangement is all modern work).

## 4. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

Historic Values	
i) Themes – the place is associated with important themes in history or patterns of development.	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	The Union Clothing Company was a successful local clothing retailer, with a long presence in Jackson Street. Joshua Charlesworth was one of Wellington’s most prominent architects in the early 20th century.
<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: <i>Moderate</i>
	The shop has been used as a retail outlet since the early 20th century. It has provided a service to the public of Petone over that period.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	This building is an excellent example of Edwardian neo-Classical design, notable for its strong and lively architecture and for the interesting way it addresses the street corner.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is built with materials and techniques in common use at the time, and which are well represented locally and regionally.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Despite the modern shopfront, the main elevations of the building are little changed from when it was constructed, and it has a very high level of physical integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not particularly old in the Petone context.



<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Set on a major intersection containing an important collection of old corner buildings, it makes an important contribution to the local streetscape and to the character of the heritage area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.
<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: <i>Low</i>
	The building makes very good use of a prominent corner in Jackson Street. Its removal would be a significant loss to the street and heritage area.

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	This is a typical Edwardian-era commercial building that is neither rare nor unusual.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of an Edwardian commercial building in an accomplished neo-Classical style.

## 5. Place information

<i>Reference</i>	<i>H110</i>
<i>Address</i>	<i>224 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 5 DP 57 and Part Lot 6 DP 57</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H111 226 Jackson Street, Petone (1927)

Former National Bank Building



226 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The National Bank of New Zealand was one of the country's biggest banks from the time of its inception in 1872 to its closure in 2012. The Petone branch, which opened in 1927, is historically important for the 52 years it served the community. Since the bank's closure, the building has continued to be used for other commercial purposes.

Designed by prominent Wellington architects Atkins and Mitchell, the bank building is designed on the prevalent 'temple of commerce' model in a Doric manner. It is a prominent example of the imposing, neo-Classical designs that the National Bank (and other banks) liked to erect throughout Australasia to engender confidence in the bank's permanence and solvency. Set on a prominent cross-roads intersection within a group of interesting old buildings occupying the corners and extending along Jackson Street, it also contributes to the wider streetscape, and to the visual character and heritage values of the surrounding area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was built as the Petone branch for the National Bank in 1927.

The National Bank was founded in London in 1872 and it established its operations by buying the Bank of Otago and basing itself in Dunedin. It opened its first branch, in Wellington, in 1873, and the head office was moved there in 1894. Lloyds Bank acquired an interest in the bank in 1919 and this grew to full ownership in 1966. By the 1920s the bank was a highly profitable entity and the growth in business was typified by the construction of branches in many parts of the country, part of a building programme to upgrade the bank's accommodation nationally. The bank was later acquired and merged with the ANZ and closed as a separate entity in 2012.

It was during its inter-war expansion that the bank decided to build premises in Petone. The bank only opened its first branch in Petone in March 1926, towards the western end of Jackson Street.<sup>1</sup> They acquired the property on the south-east corner of Richmond and Jackson Streets from William Ballinger that same year. There does not appear to have been a building on the site at the time.<sup>2</sup> Before work could get underway, road widening of both Jackson and Richmond Streets took approximately three metres of the bank's land from both frontages.<sup>3</sup>

The building was designed by Cyril Mitchell of the well-regarded Wellington architects Atkins and Mitchell, who did a lot of work for the bank during the 1920s. Tenders were called in May 1927.<sup>4</sup> The building was intended to be a single-storey building to the height of the banking chamber, a tall double-height space as was the norm. However, at some point, the National Bank decided it needed an additional floor for offices. This was duly drawn up in September 1927<sup>5</sup> and incorporated into the construction. By this time, the design had also been modified from its original rectangular form to incorporate the chamfered corner.

---

<sup>1</sup> *Evening Post*, 2 March 1926, p.8

<sup>2</sup> Street directories show no occupant using the relevant street number for some years prior to the bank's acquisition.

<sup>3</sup> CT WN381/154, LINZ

<sup>4</sup> *Dominion*, 25 May 1927, p.18

<sup>5</sup> ARCH18853, 226 Jackson Street - Arch 18853, 1927, HCC Archives



*The National Bank Petone branch, 1978, as photographed by Charles Fearnley. (50003-1117, Hutt City Libraries)*

Aside from the banking chamber, the building incorporated a strong room, staff facilities and a tiny flat for a resident clerk, and had a below-grade boiler room and a storage loft at the back and the first floor was partitioned up into offices. The whole building was constructed of reinforced concrete. The contractor and tender price are not currently known.

The National Bank used the branch building for banking purposes until 1979, at which point it took up new premises on the corner of Buick and Jackson Streets. The bank asked the Petone Borough Council if it wanted to buy the building. It politely declined.<sup>6</sup>

The building was bought by company director Gordon Ford and a second-hand store opened. In 1985, Ford sold the building to Thomas Brodie and Richard Burke in 1985; Brodie sold his share to Burke in 1990. Ian McLean bought a half share in the building in 1993 and on-sold it three years later to John Hislop. Burke's half-share was bought David Marsh in 2000. In 2003, Capital Property Group (now Trinity Property Group) bought the building. The company is made up of Davis Marsh (1/4 share), John Hislop (1/2 share) and Richard Burke (1/4 share).<sup>7</sup>

From the mid-1980s till the 2010s, the building was used as a restaurant and bar, most recently as Murphy's Law Irish Bar.

---

<sup>6</sup> ARCH36336, 226 Jackson Street - Arch 36336, 1979-1992, HCC Archives

<sup>7</sup> CT WN381/154, LINZ

## 2.2 Construction Professionals

Atkins and Mitchell

Wellington City Council: <https://wellingtoncityheritage.org.nz/architects/atkins-and-mitchell> [retrieved April 24]

## 2.3 Sources

See footnotes.

### Secondary

#### *World Wide Web*

'National Bank of New Zealand', <https://en-academic.com/dic.nsf/enwiki/359641text> [retrieved 10 May 2024]; 'National Bank Building',

<https://wellingtoncityheritage.org.nz/buildings/1-150/63-8-national-bank-building> [retrieved 10 May 2024]

## 3. Physical Description

### 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 226 occupies a prominent street corner at an important crossroads, particularly notable for its collection of interesting old buildings at each corner – the Empire Hotel and former Armstrong Building on the north side, and the former Union Clothing Company to the west, all of which present chamfered façades to the intersection in a distinctive show of urban collegiality. It contrasts strongly in scale, colour and texture with its smaller brick-built

neighbour on Jackson Street, which it steps above to show part of the return wall; its rear elevation can partly be seen from the accessway off Richmond Street, which means the building can be appreciated somewhat in the round.

### 3.2 Building or Structures

The former National Bank is a typical inter-war neo-Classical bank building with a design that follows a common ‘temple to commerce’ template found in banks and other financial institutes all over Australasia. Greco-Roman temple motifs were often appropriated to connote notions of enduring history and permanence and the figurative soundness and solvency of the institution.

The building is constructed out of reinforced concrete with a smooth plaster finish lined out in imitation of stonework. Its core functions are laid out around a double-height banking chamber that takes up most of the footprint. The height of the chamber, in this case some 18’ (5.5m) determines the characteristic tall height of the ground floor level. The composition has a traditional base, middle and top composition, slightly undermined by the late addition of the top storey, in horizontal layers contrasted with strong vertical features to give it a lively and interesting architectural rhythm, and it is confidently and expertly detailed in a Doric idiom. The main elevation, initially designed in perfect symmetry about the main entry, is now chamfered around the street corner. While this has the geometric effect of placing the main entry half a bay off the centreline of the front elevation, the design maintains a skilful balance to both street elevations.

The main entry faces Jackson Street. Deeply recessed into a porch behind a distinctive pair of double-height Giant Order fluted Doric columns, it is elevated above the street at the top of the building’s moulded base plinth and accessed via a flight of steps. The bays to either side are delineated with shallow flat pilasters, all meeting in to a simple Doric entablature with a frieze of alternating triglyph and roundel motifs sitting under a shallow cornice with metope detailing. The first floor above this has steel windows alternating with moulded plaster panels, sitting under a heavy moulded cornice with prominent dentils; the central bay over the entry porch is brought slightly forward, and finishes under a shallow gabled pediment atop the parapet. These motifs and forms wrap around the Richmond Street elevation and return along the back corner of the building, to make a unified architectural whole.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	During its time as a National Bank branch building and in subsequent uses, the building has contributed to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	None known.

<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: <i>High</i>
	The National Bank was once one of New Zealand's biggest banks and it had an extensive range of branches across the country. Cyril Mitchell and the firm of Atkins and Mitchell were well known and successful architects in the first half of the 20th century.
<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: <i>High</i>
	It is a long time since the building was a bank branch but the building still exhibits many of the characteristics of that previous use and is a reminder of when bank branches were fulcrums of community life and often very busy places.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	This building is an excellent example of late Edwardian neo-Classical design notable for its strong and lively architecture.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is built with materials and techniques in common use at the time, and which are well represented locally and regionally. It is somewhat unusual for the mixed construction of reinforced concrete ground floor and brick first floor.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The main elevations of the building are little changed from when it was constructed, and it has a very high level of physical integrity (the modern chimney flue on the west detracts).
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not particularly old in the Petone context.



<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Set on a major intersection containing an important collection of old corner buildings, it makes an important contribution to the local streetscape and to the character of the heritage area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.
<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: <i>Low</i>
	The building makes fine use of a prominent corner in the centre of Jackson Street. The street (and heritage area) would be significantly diminished if it was removed.

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	This is a reasonably typical bank building from the first half of the 20th century and is neither rare nor unusual.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a 1920s bank building in an accomplished neo-Classical style.

## 5. Place information

<i>Reference</i>	<i>H111</i>
<i>Address</i>	<i>226 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 25 Deposited Plan 57</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H112 228 Jackson Street, Petone (1927)

Former D.S. Patrick Building



228 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 24

# 1. Summary of significance

This modest building is a capable work of inter-war Stripped Classical architecture, designed by accomplished architect Cyril Mitchell. It is notable for its use of a spare palette of materials and architectural elements to great aesthetic effect, as well as its high level of authenticity. It stands in interesting contrast to its neighbours, the taller plastered neo-Classical form of the former National Bank to the west, and the single storey Art Deco building to the east with its stepped parapet, and the trio makes a visually interesting group in the local streetscape. The building, and its immediate neighbours, makes an important contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

This building has some historic value for its association with Douglas Patrick, a successful Wellington draper. The building has been used commercially since 1929, the majority by menswear stores.

## 2. History

### 2.1 History of the place

This building was completed in 1927 for Douglas Patrick (1880-1949), a draper, on land purchased from William Ballinger that same year. Douglas Patrick was the owner of D. S. Patrick and Co., a drapery business he founded about 1905. He had a well-known shop on the corner of Vivian and Cuba Streets, known as 'Patrick's Corner', but he had other stores, including one in Petone.

Patrick moved to the Lower Hutt in the mid-1920s and was a Lower Hutt Borough councillor and the president of the Hutt Valley Horticultural Society. After he put his business into a public company in 1929,<sup>1</sup> which made him wealthy, he became the chairman of the board of directors.

Cyril Mitchell of the well-regarded Wellington firm of Atkins and Mitchell was the designer of the new shop at Jackson Street. The following year the firm designed the National Bank building next door. Tenders were called in October 1926.<sup>2</sup> The contractor is not currently known. D. S. Patrick was advertising offices in the newly finished building in August 1927.<sup>3</sup> It is not clear if D.S. Patrick and Co. used the new building (there is little evidence in street directories to that effect). Matthews Ltd, outfitters, was an early and long-standing occupant of the shop while Noel Rowse, barrister and solicitor, was a reasonably lengthy occupant of one of the offices. By the 1960s, Whiteford Brothers had taken over the store. Patrick retained ownership of the building until his death in 1949 and the building remained known as Patrick's Building long after his passing.

In 1951, the building was transferred to his executors – Zoe Patrick (née Monk, Patrick's widow and third wife) and Petone solicitor Noel Rowse. They retained the building until 1975, when it was sold to the National Bank, presumably as overflow accommodation from its Petone branch next door.

---

<sup>1</sup> *Evening Post*, 4 December 1929, p.14

<sup>2</sup> *Evening Post*, 9 October 1926, p.6

<sup>3</sup> *Evening Post*, 5 August 1927, p.3



*A detail from an image by Charles Fearnley of the block on the south side of Jackson Street between Richmond and Bay Streets, 1978, showing 228 Jackson Street when the shop was occupied by Whiteford Brothers. (50003-1115, Wellington City Libraries)*

In 1980, after the National Bank moved to new premises further along Jackson Street, it sold the building to Ivan and Monika Woolloff,<sup>4</sup> who ran a wool shop. In 1982, the Woolloffs proposed putting an 'amusement parlour' containing 20 video-game machines on the first floor of the building. This aroused strong objection from the community but the Petone Borough Council eventually granted consent.<sup>5</sup>

---

<sup>4</sup> CT WN359/73, LINZ

<sup>5</sup> ARCH36337, 228 Jackson Street - Arch 36337, 1963-1990, HCC Archives

The property was transferred to Rudolf Huemer, a contractor, in 1984 and the following year it was bought by Marion and Athol Abrahams, the latter a doctor. They were joined in ownership by Peter McLeod in 1994. After the sale of McLeod's share and the death of Athol Abrahams and then Marion Abrahams, the property was inherited by Debra Abrahams who sold it in 2013 to J and F Property Limited.<sup>6</sup> It remains the owner. In recent years, the retail area has been occupied by a picture framers and, more recently, a City Mission Store.

## **2.2 Construction Professionals**

Atkins and Mitchell

Wellington City Council: <https://wellingtoncityheritage.org.nz/architects/atkins-and-mitchell> [retrieved April 24]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 228 is located next door to the former National Bank building, where it stands in strong and interesting contrast to its larger neighbour, for its smaller scale, and distinctive brickwork colour and finish, and is flanked to the west by the smaller Art Deco building and its stepped parapet at no. 30, all making for a distinctive and visually interesting cluster of old buildings.

---

<sup>6</sup> CT WN359/73, LINZ

The alignment of its string course with the cornice of the bank building adds further interest in the streetscape.

The building occupies virtually all of its compact site. A narrow right-of-way behind the neighbouring former bank gives access to the rear, although little can be seen of it from the street.

### 3.2 Building or Structures

This compact inter-war building is a typical Edwardian two-storey commercial structure, with office space above a ground floor shop, accessed by an internal stair on the west side of the plan. The building is constructed of structural brick (now reinforced internally with modern strengthening elements) with plaster detailing, timber joinery and a hipped corrugated steel roof concealed behind the high front parapet. At the rear, the two small extensions are covered with individual hipped roofs.

The street elevation of this building is almost wholly original, which is unusual in the Jackson Street area. It is designed in a competent Stripped Classical idiom that contrasts vertical proportions with strong horizontal elements in a lively and interesting way, and it makes the most of a spare palette of simple materials. At the ground floor, a door on the left, up two steps, lets on to the stair leading to the first floor. The shopfront is the original. It has a deeply recessed entry door, in multiple lights, flanked by splayed shopfront windows made with slender timber joinery sitting on tiled plinths (the tiles are currently painted over), topped with fanlights, and a mosaic-tiled threshold with a Greek meander border.

The stayed verandah, likely the original, has a battened soffit. It is supported on modern anchors and stays, although the old anchor plates have been left on the face of the pilasters.

Above the verandah, the upper façade is divided into three even bays with brick pilasters, wider at either side of the elevation and narrower between the windows; each pilaster has a plain plaster base and a moulded plaster capital meeting into a profiled string course at the base of an entablature featuring a brick infill panel below a moulded cornice with dentils; the parapet above is a plain horizontal affair with a plastered finish. Each of the windows is recessed into the wall face, with a moulded plaster sill above a brickwork panel. The timber window joinery, which replaced the original elegant steel windows, has recently been altered to take double glazing units (the division of the sashes does not follow the original pattern).

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.

<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: <i>Moderate</i>
	With the modest exception of D.S. Patrick, who ran a small chain of drapery stores, the building is not known to have been associated with any individual or organisation of note. Its design is the work of important Wellington architect Cyril 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: <i>Moderate</i>
	The ground floor of this building has been used as a retail outlet since 1927. It has provided a service to the public of Petone over that period.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	This modest building has a carefully considered Stripped Classical design that makes use of a spare palette of simple materials and architectural features to good architectural effect. It stands out in the local streetscape by contrast with its neighbours on either side.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time, and which are well represented in the region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building is almost entirely original, excepting the modern first-floor windows and accordingly has a very high level of integrity and physical authenticity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not old in the context of Petone.



vi) <i>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.</i>	Level of Significance: <i>High</i>
	The building is the centre of a trio of interesting inter-war buildings; flanked by the taller former National Bank to the east and the lower stepped form of no. 30 to the west, it stands out in the local streetscape. The group makes an important contribution to the character and values of the heritage area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural connections is known to have been associated with the building.
ii) <i>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: <i>Low</i>
	No high esteem or particular sense of community is thought to exist for this building.

<b>Rarity</b>	
i) <i>the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Brick shop/offices from the 1920s are not rare in Petone or wider Wellington.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a 1920s brick shop/offices.

## 5. Place information

<i>Reference</i>	<i>H112</i>
<i>Address</i>	<i>228 Jackson Street</i>
<i>Legal description</i>	<i>Part Lot 25 Deposited Plan 57</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H113 229-231 Jackson Street, Petone (1911) Commercial Building



229-231 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This building is a fine example of an Edwardian shop and residence, which retains a high level of architectural interest even though it has lost a significant amount of its original external decoration (particularly the Corinthian-style pilasters and triangular pediments at the parapet). It is capably and skilfully designed in a neo-Classical idiom. It is notable for the melding of its two unequal halves into a visually balanced and consistent whole and the confident use of architectural detailing to enliven the large facades, with a lively interplay of vertical and horizontal elements giving it visual interest. It stands on a prominent corner site where it acts as an architectural gateway to the south end of Elizabeth Street, and as the western bookend of a block of old buildings, it makes an important contribution to the wider streetscape, visual character, and heritage values of the wider area. The historic quality of the area in turn reinforces the heritage values of this building.

The building has housed commercial premises since 1911; it has had a mostly ordinary history that is typical of many similar Petone buildings.

## 2. History

### 2.1 History of the place

This building was constructed in 1911 on land owned by William Sutherland, a printer, for Sibun and Kent, grocers.

Sutherland bought the property, on the corner of Jackson and Elizabeth Streets, from Archibald McLachlan in 1903.<sup>1</sup> The land had been vacant and it remained that way until, in 1911, Messrs Sibun and Kent negotiated with Sutherland to build shops on the property.

Here a two-story brick building containing two shops is to be erected by Mr. Jobson, to the order of Messrs. Sibun and Kent, grocers. There will be living rooms over one of the shops and a storeroom over the other. The contract for the building has already been let.<sup>2</sup>

Another report stated that the architect was James Gardiner (see below) and the contractor D.M. Owens. The contract price was just under £2,000.<sup>3</sup>

Sutherland took a mortgage on the property in July that year, so it seems likely that it was he who funded the construction of the building. Watney Sibun was a versatile individual, being, at various times, a carpenter, architect, undertaker, cabinet maker, as well as a grocer, a musician and an orchestra leader. Sibun and Kent only lasted two years before they put their business on the market. Harry Sibun, presumably Watney Sibun's brother, ended up taking over the business. Watney Sibun went to Auckland and set up as a funeral director. The business he began there continues to this day.

In 1921, John McEwan, also a shopkeeper, took out a five-year lease with William Sutherland.<sup>4</sup> He remained an occupant of the retail area until the mid-1930s, at which point he was replaced by Petone Mutual Stores Ltd. More grocers followed.<sup>5</sup>

---

<sup>1</sup> CT WN49/35, LINZ

<sup>2</sup> *Evening Post*, 14 June 1911, p.6

<sup>3</sup> *Dominion*, 16 June 1911, p.6

<sup>4</sup> CT WN49/35, LINZ

<sup>5</sup> *Wise's New Zealand Post Office Directory*, 1920-54



229-231 Jackson Street pictured in 1920, when Harry Sibun owned the store. (1/2-025602-F, Alexander Turnbull Library)

Sutherland died about 1946 and in 1950, his executors, Guardian Trust and Executors Co. sold the building to Preston and Co. Two years later, the company sold the business to Ng Ting Wing, a fruiterer. Petone Fruit Supply was the occupant of 231, and it is assumed that was his business.<sup>6</sup> After his death, in 1971, the property was transferred to his wife, Ng Foon Lam. The Petone Fruit Supply ended its occupation in the late 1970s.<sup>7</sup> In 1988, following her death, the building ended up in the ownership of Kum Foon Young, possibly her daughter.<sup>8</sup>

By the late 1970s, electrical contractors Wood and Binns took over 231 and the Central Cake Kitchen occupied 229. In 1992, the building was sold to Charles Atkinson and Richard Martin in 1996. In 2005, they converted the property into two titles and then three unit titles.<sup>9</sup> In recent years the building's retail space has been used for a gift shop, QDOS, jeweller Peter Campbell Engravers Ltd, and, most recently, recruitment agency Drake New Zealand.

At some point, possibly following the 1943 Wairarapa earthquake, the building lost its elegant entablature, along with decorative pilasters that supported it. The cast-iron verandah posts and fretwork were also replaced, possibly at the same time.

## 2.2 Construction Professionals

James Gardiner, architect (1850-1925). Gardiner was originally from Norfolk, England. It is not known when he immigrated to New Zealand but it was most likely in the early to mid-

<sup>6</sup> Wise's New Zealand Post Office Directory, 1965

<sup>7</sup> Wise's New Zealand Post Office Directory, 1975-79

<sup>8</sup> Summary of property transactions courtesy of CT WN49/35, LINZ

<sup>9</sup> CTs 50806 & 154224, LINZ

1870s. He originally lived in Ashburton and worked as a contractor. He married Elizabeth Cook in Lyttelton in 1876 and they had nine children. He and his family moved to Petone in the early 1890s and he worked as a carpenter and architect. The family mostly lived in Elizabeth Street.<sup>10</sup>

## 2.3 Sources

See footnotes.

### *World Wide Web*

'Sibuns', <https://sibuns.co.nz/about-us/> [retrieved 4 May 2024]

## 3. Physical Description

### 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 229-231 occupies a corner site at the west side of a tee intersection, with a large rear yard accessed from Elizabeth Street. Its immediate neighbour to the west is a characterless modern single storey structure, and this means that the building can be seen largely in the round, with its western wall rising well above its neighbour. It makes something of a pair with no. 233 opposite, which is of comparable scale, construction and age, and the pair forms an architectural gateway to Elizabeth Street.

---

<sup>10</sup> Information on Gardiner gathered from: *New Zealand Mail*, 28 July 1898 p.27; *Evening Post*, 1 May 1925, p.1; *Lyttelton Times*, 22 February 1876 p.2; BDM on-line <https://www.bdmhistoricalrecords.dia.govt.nz/>; New Zealand Electoral Rolls; *Wises New Zealand Post Office Directory*, 1892/93-1925

### 3.2 Building or Structures

No. 229-231 is an example of an Edwardian commercial building with ground floor shops and first floor accommodation. As it was built, a passage at the north gave access to the back of the building. The building is constructed of brick with a plaster finish (which can be seen exposed at the cut end of the Elizabeth Street wall). There is a central brick party wall dividing the two halves; each section is covered with a shallow mono-slope roof, with a 'eyelid' type dormer running back from behind the parapet.

The building is distinctively made of two unequal halves that are carefully treated on the main elevation to help it read as symmetrical. Each bay of the elevation is formed identically, with a shopfront with a central door on the ground floor and a pair of tall double-hung windows centred above at the first floor.

Below the verandah, each shopfront has splayed display windows made with fine timber joinery on a paneled timber plinth, angling in to a wide glazed door, with fanlights running across all of the joinery. The left-hand shop shows an architectural 'cheat' used to balance the elevation – the shopfront plinth has one panel on the right and two panels on the left. The verandah, which may well be the original structure, is supported on modern timber posts, modern replacements for its original cast-iron posts and decorative fretwork panels.

Above the verandah, the building's neo-Classical design influences come to the fore. Although much of its original detailing has been removed, it still retains a high level of architectural interest.

Its tall vertical proportions are counterbalanced with strong horizontal elements to enliven the expanse of wall surface. The main elevation is divided with pilasters running the full height; between the pilasters, there are moulded string courses at the window sill, above the windows and two further strings at the base of the parapet section of the pilasters. The windows have elaborate moulded surrounds with keystone elements engaged into the string course above. This detailing, sans pilasters, returns along the Elizabeth Street elevation, running out into the raking parapet line above; there are three windows at the first floor on this side, and a return window and secondary door to the shop at the ground floor.

The rear elevation is largely covered by a modern first floor deck and access stair assembly; the ground floor rear wall is un-plastered brick.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.

<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: <i>Moderate</i>
	The Sibun brothers were well known Petone settlers in the early period of the 20th century. Otherwise, the building is not known to have been associated with any individual or organisation of note.
<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: <i>Moderate</i>
	The ground floor of this building has been used as retail outlets since 1911 – mainly as a grocery or fruit and vegetable shop. It has therefore provided more than a century of service to the public of Petone.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The building, even though diminished from its original form, is a capably-designed piece of Edwardian commercial architecture that has a strong presence in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The building has a moderate level of physical integrity, remaining much as it was left after modifications to the facade and alterations to the rear.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not especially old in the context of Petone.



<i>vi) 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.</i>	Level of Significance: <i>High</i>
	<p>The building is a prominent feature of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Its location on an important corner site helps it stand out in the local streetscape; together with no. 233 opposite, it forms an architectural gateway to the south end of Elizabeth Street. It makes an important contribution to the overall character of the heritage area.</p>

<b>Social Values</b>	
<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: <i>Low</i>
	<p>No cultural group or any other group with cultural, spiritual or religious connections is associated with the building.</p>
<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: <i>Low</i>
	<p>No high public esteem or sense of community is thought to exist for this building.</p>

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	<p>Edwardian shop/residences are not rare in Wellington, although they are becoming less common.</p>

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	<p>This is a fine example of an Edwardian shop/residence.</p>

## 5. Place information

<i>Reference</i>	<i>H113</i>
<i>Address</i>	<i>229-231 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 1 DP 337548</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

H114 233-235 Jackson Street, Petone  
(c.1908)  
Commercial Building



233 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 24

# 1. Summary of significance

No. 233-235 is a good example of a two-storey Edwardian commercial building divided into two shop/houses, with residential accommodation at the first floor and shop and service spaces at the ground floor. While the building has not had a particularly noteworthy history, being mostly used for a variety of typical retail purposes over its existence, it has high architectural value. It is handsome and foursquare, made of brick with plaster detailing in a simple neo-Classical idiom. It pairs with no. 231 opposite to form a sort of architectural gateway to Elizabeth Street. As the eastern bookend of a block of old buildings, it makes an important contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building may have been built about 1908, but the exact date is unclear.

A large part of the estate of farmer William Buick was subdivided in 1903 and in September of that year, section 55 of this property was sold to Charles Halse of Petone.<sup>1</sup> In 1905, Halse sold the property to David Lewers, a draper, then living in Kelburn, Wellington.<sup>2</sup> In May 1908, Lewers signed a five year lease with James Cronin, an indent agent.<sup>3</sup> This might suggest that a building was by then on the property. (The building's appearance supports a date of around this time). Cronin transferred his lease later that year to William Bennie. There is no evidence that either man lived in Petone at any point. Lewers kept the building as an investment property.

There is other evidence that there was a building on the site by 1908. That year, Coker and Sons, painter and paperhanger, and Alex Ross, a boot and shoe maker, were listed as occupants of 259 Jackson Street (later 233-235 Jackson Street).<sup>4</sup> There were no listings at 259 again until Joseph Blackburn, a hosier, in the mid-1910s. None of the names associated with the early history of the property left many newspaper references.

David Lewers remained the owner of the property until his death in 1914. The following year the property was passed to the Public Trustee and then to Lewers' widow, Mary, the following year. She retained the property until she sold it to Jane Donovan, the wife of William Donovan, a hotelkeeper in 1924. Two years later she sold the property to Harry Gibbons, a retired merchant, who had other investments in Jackson Street. He immediately sold it to Francis Whetton, a motor-bus proprietor,<sup>5</sup> whose wife Bessie had a hat shop in the building.<sup>6</sup>

In 1930, the property was bought by Norman Mills, a tailor and mercer, who kept a shop in the building. There was also a drapery. In 1936, Mills sold the property back to Harry Gibbons. Gibbons was born in Lincoln, England and came to New Zealand in 1884.

---

<sup>1</sup> CT WN117/87, LINZ

<sup>2</sup> CT WN128/228, LINZ

<sup>3</sup> CT WN143/28, LINZ

<sup>4</sup> *Wise's New Zealand Post Office Directory*, 1908

<sup>5</sup> CT WN143/28, LINZ

<sup>6</sup> *Wise's New Zealand Post Office Directory*, 1928



233-235 Jackson Street, pictured in 1978 by Charles Fearnley.  
(50003-1121, Wellington City Libraries)

His business, H.C. Gibbons and Co., had a two-storey building on Lambton Quay where he sold seeds, bulbs, garden implements, flowers and flower arrangements and much more. He also had six hectares of nurseries in the Hutt Valley that supplied the shop with fruit, ornamental and shelter trees. He married Annie Young in 1890 and the couple had five children. Both of their sons died in World War I.<sup>7</sup>

Following Gibbons' death the property was transferred to the Public Trustee in 1941.<sup>8</sup> During this period, William Morris, who had a stationery business, was a long-standing occupant.<sup>9</sup> In 1945, a workshop and garage were built behind the building, later removed.<sup>10</sup> In 1949, the property was bought by Rhoda Chance, of Auckland. Following her death, the building was transferred by the Public Trust to Judith Higham, of Milford, Auckland. She kept the building until 1986, when it was sold to Richard Hunwick, a contractor of Upper Hutt. It was quickly on-sold, to Tuffy Mufflers and then Gautum Properties (later renamed Nalanda Properties), in 1988.<sup>11</sup> They remain the owners.

From the 1960s to the 1980s, Flemings Bookshop was a long-standing occupant. In 1975, an opening was formed between the two side of the retail space, presumably for the benefit of

---

<sup>7</sup> 'Harry Clifton Gibbons', <https://friendsofkaroricemetery.co.nz/harry-clifton-gibbons/>, [retrieved 12 May 2024]

<sup>8</sup> CT WN143/28, LINZ

<sup>9</sup> *Wise's New Zealand Post Office Directory, 1930-1954*

<sup>10</sup> ARCH52442, 233 Jackson Street\_235 Jackson Street - Arch 52442, 1940-75, HCC Archives

<sup>11</sup> CT WN33D/435, LINZ

Flemings Bookshop.<sup>12</sup> The retail space has been occupied for the past two decades by a café, Caffiend.

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 233-235 occupies a corner site at the east side of a tee intersection, with a large rear yard accessed from Elizabeth Street, enabling the side and back of the building to be seen. It makes something of a pair with no. 233 opposite, which is of comparable scale, construction, and age, and they together form an architectural gateway to Elizabeth Street. Its immediate neighbour to the west is the Britannia building, a newer building of similar scale.

## **3.2 Building or Structures**

No. 233 is a handsome and foursquare two-storey brick building designed in a simple neo-Classical idiom. It is elegantly proportioned and detailed in a sparing but effective way. It is nearly square in plan, with a single-storey rear lean-to, and divided into two units with a

---

<sup>12</sup> ARCH52442, 233 Jackson Street\_235 Jackson Street - Arch 52442, 1940-75, HCC Archives

central party wall. It is covered with a shallow-pitched roof hidden behind parapets, each side butterflying into the party wall.

The main elevation is divided horizontally by the substantial bullnosed verandah and a moulded plaster string course that runs around the top of the top of the verandah and returns along the side wall. The verandah, which may be the original structure, has tg&v end panels but is supported on modern steel posts. Below this the left-hand shopfront has an entry door on the diagonal on the corner; the right-hand shopfront is modern work, with a central entry. Above the verandah, the elevation is divided into two bays with brick pilasters that rise up to the parapet. Each bay has two evenly spaced double-hung windows with semi-circular arched heads, set in an elaborate moulded plaster surround with a decorative keystone. A heavy moulded cornice runs just above the keystones, with a slender horizontal brick parapet above.

The shopfront joinery returns a short distance along the side wall; beyond this is a glazed entry door with sidelights and fanlights and a semi-circular arched head; at the first floor above are a further two windows. At the rear, each bay has two windows at the first floor.

### 4. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Low</i>
	The building was briefly associated with Harry Gibbons, seed merchant, but otherwise the building is not known to have been associated with any individual or organisation of note.
<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: <i>Moderate</i>
	The ground floor of this building has been used as retail outlets since the early 20th century and has therefore provided more than a century of service to the public of Petone.

<b>Physical Values</b>	
<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: <i>Low</i>
	The land was not occupied until 1908, so it is unlikely that any pre-1900 archaeology exists.
<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: <i>High</i>
	This building is a handsome and foursquare piece of architecture that stands strongly in the streetscape. It forms something of a pair with no. 231 opposite.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building has a high level of physical integrity, standing much as it was when first built excepting the modern verandah posts and some low-key alterations to the rear.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not particularly old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is a prominent feature of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Its location on an important corner site helps it stand out in the local streetscape; together with no. 231 opposite, it forms a sort of gateway to the south end of Elizabeth Street. It makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is associated with the building.



<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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Edwardian shop/residences are not rare in Wellington, although they are becoming less common.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a fine example of an Edwardian shop/residence.

## 5. Place information

<i>Reference</i>	<i>H114</i>
<i>Address</i>	<i>233 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 88 Deposited Plan 1232</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H115 237-245 Jackson Street, Petone (1930) Britannia Buildings



237-245 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

Britannia Buildings is a modest mixed-use building constructed in 1930. It has some historic significance for its association with its original owner, Thompson Brothers, who were successful Wellington-based produce merchants. The building's five shops have provided long service to Petone, but overall the building has had a prosaic history. Designed in a minimal Moderne idiom, it has little in the way of overt architectural feature, except for the row of five bay windows at the first floor and the counterpart shopfronts at the ground floor. Set in a block of old buildings it makes an important contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was constructed in 1930 for Arthur Press and Herbert Thompson of Thompson Brothers, general merchants, Wellington.

The site, on Jackson Street, between Elizabeth and Buick Streets, was acquired by Hamilton Gilmer and Allan Maguire in 1906. It then sat unused until it was purchased by Press and Thompson in 1929.<sup>1</sup> Herbert Thompson founded Thompson Brothers in 1887 with his brother William. The company, which had interests in Wellington and Auckland, was best known for its fruit and vegetable business, which was based in Blair Street, Te Aro, Wellington. Arthur Press was the company's long-standing general manager.

The principal contractors were Fletcher Construction and the contract price was £4,973.<sup>2</sup> The architect is not known. The building was completed in early 1930 and named Britannia Buildings, presumably as a nod to Petone's original settler name. Thompson Brothers sought tenants for the building in newspaper advertisements. The opportunity was described as '3 new shops to let, near Post Office. Two have dwelling rooms'.<sup>3</sup> The building has six shops so this suggests that, at this point, three were already let. The property was mostly an investment vehicle for Thompson and Press, but Thompson Brothers did use at least one shop as an occasional retail outlet.

The earliest occupants included a fruiterer, tailor and draper, but lessees changed frequently during the building's early years. One early occupant was Nature's Food Specialists, which sold specialty breads, amongst other things.<sup>4</sup> Yee On, who ran a laundry, and William Morris, a stationer, were occupants of longer standing.<sup>5</sup> Both these businesses were still operating in the 1960s.

Following Herbert Thompson's death in 1937, his share was passed to his children Herbert and Ida (in 1939). Arthur Press died in 1943 and his share was transferred to his executors. Eventually, in 1948, the various parties sold the building to Thompson Brothers.

---

<sup>1</sup> CT WN148/253, LINZ

<sup>2</sup> ARCH52443, 237 Jackson Street\_245 Jackson Street - Arch 52443, HCC Archives

<sup>3</sup> *Evening Post*, 4 April 1930, p.3

<sup>4</sup> *Hutt News*, 14 April 1937, p.3

<sup>5</sup> *Wise's New Zealand Post Office Directory*, 1930-54



*Britannia Buildings, 1978. (Charles Fearnley Collection, 1006, Hutt City Libraries)*

In 1958, the building was sold to William Young, a fruiterer. In 1966, he sold it to John Yiannoutsos, of Strathmore, a restaurateur. In 1987, the building was purchased by Gautam Properties Ltd (now Nalanda Properties), who also own 233-235 Jackson Street. It remains the owner.<sup>6</sup>

The building was not consistently tenanted over its life. In 1970, when it was owned by John Yiannoutsos, a site plan showed 235 was occupied by a stationery shop, 237 was unoccupied (the former Chinese laundry), 239 was a butcher's (it retained that purpose through various businesses), 241 was Imperial Typewriter's Ltd and 243 and 245 were unoccupied, although not for long.<sup>7</sup> Over its life, various shopfronts and backyards have been altered, although the upper storey is mostly unchanged. Recent tenants have included optometrists, a burger bar and Red Cross shop.

## 2.2 Construction Professionals

Architect not known.

*Fletcher Construction*

Wellington City Council: <https://wellingtoncityheritage.org.nz/architects/fletcher-construction-company?q=> [viewed April 2024]

---

<sup>6</sup> CT WN432/158, LINZ

<sup>7</sup> ARCH52443, 237 Jackson Street\_245 Jackson Street - Arch 52443, HCC Archives; Wise's New Zealand Post Office Directory, 1970

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural, and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

Britannia Buildings is set in a block of older buildings of comparable scale. It butts into no. 241 on the west, which is of almost the same height, and no. 249 on the east which is half a storey taller. It has a large open rear yard, accessed from Elizabeth Street, which enables its rear elevation to be seen.

## 3.2 Building or Structures

Constructed in 1930, this is a long two-storeyed mixed-use building, with five commercial units on the ground floor and three residential units at the first floor. It is a plain building, designed in a minimal Moderne idiom and built of reinforced concrete with timber window and shopfront joinery. Its design is chiefly notable for the row of five bay windows at the first floor, each with chamfered sides, that cantilever out over the verandah roof, and which confer a strong architectural rhythm to the elevation. The first-floor wall face is lined out in imitation of stone masonry. The stayed verandah may be the original.

The commercial units at the ground floor all differ slightly in the configuration of the shopfronts and are, interestingly, arranged somewhat out of step with the bay windows above, but nevertheless maintain a compatible rhythm. The third door from the left opens to a passage to the back, containing stairs to the residential units. The shopfronts all have a common style, with tiled shop window plinths, timber joinery, and a row of fanlights above.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	Thompson Brothers was a reasonably well known produce firm in the first half of the 20th century. Otherwise, the building is not known to have been associated with any individual or organisation of note.
<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: <i>Moderate</i>
	The ground floor shops of this building have been used as retail outlets since 1930, a significant period of service to the public of Petone.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>Moderate</i>
	This building is designed in a very modest manner with little overt architectural feature. It is notable mainly for the row of five bay windows at the first floor, which make a rhythmic division of its length and add visual interest.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.

iv) <i>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.</i>	Level of Significance: <i>High</i>
	The building has a relatively high level of physical integrity evident in its main elevation, although the rear elevation has been modified over time.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not particularly old in the context of Petone.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Its long repetitive form calls attention to it in the local streetscape. It is part of a block of older two-storey buildings that makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to have been associated with the building.
ii) <i>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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Inter-war shop/residences are not rare in the wider Wellington region or Petone specifically.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of an inter-war shop/residence.

## 5. Place information

<i>Reference</i>	<i>H115</i>
<i>Address</i>	<i>237-245 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 89 and Part Lot 90 Deposited Plan 1232</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*



# H115 251 Jackson Street, Petone (1936)

Former UFSD Building



251 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This building has high overall heritage value. Although not originally designed for the United Friendly Societies Dispensaries, is historically significant for its closely association with that organisation and the significant changes made for it in 1936. The society then owned and occupied it for many decades thereafter. The UFSD, an initiative by masonic societies to provide discounted medicines for their members, were common in towns and cities across New Zealand in the 20th century. The building is interesting for its gentle Art Deco-styled re-make of an older commercial building, designed by prominent Wellington architects Lawrence & Swan. Set within a block of old buildings, the standalone USFD Building makes an important contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was originally built about 1923 for butcher Frederick Reed and was altered in 1937 for the United Friendly Society Dispensaries (USFD) to a design by Francis Swan.

While there is no firm date for the construction of this building, certain conclusions can be reached. There was no business operating from this address prior to 1924.<sup>1</sup> The property was bought by butcher Fred Reed in 1922, so it is assumed that he built the first shop on the site, most likely in 1923.<sup>2</sup> No information has been found to indicate who the architect and builder were. Reed sold the property to the UFSD board in 1929 but they did not take over the property initially.

There was already a UFSD in Jackson Street (at no.258) when tenders were called by architect Francis Swan of Laurence and Swan in November 1936.<sup>3</sup> The successful tenderer is not known. The work designed by Swan involved remodelling the store front, installing a large, semi-circular counter and changes to internal partitions.<sup>4</sup> The upper façade was re-worked, with window hoods removed, mouldings struck off and the projecting horns of the original pilasters removed, all replaced with the present Art Deco mouldings and profiles. An undated image shows that, at some point, an illuminated sign was fixed at right angles to the façade above the verandah.<sup>5</sup> The plans also reveal that there were two stores, one smaller than the other, with living quarters behind. UFS took over the larger space. The dispensary manager – a qualified chemist – was provided with accommodation in the building.

Before the advent of the welfare state, the UFSD was a response by friendly societies – mostly, masonic societies – to the welfare needs of its members, such as medical care, support for widows and orphans, the unemployed and funeral costs, among others. Friendly societies pulled together to offer economies of scale and comprehensive support to members. Friendly societies in other parts of the world, such as the United Kingdom and Australia, had similar arrangements.<sup>6</sup>

---

<sup>1</sup> *Wise's New Zealand Post Office Directory*, 1908-24

<sup>2</sup> CT WN117/141, LINZ

<sup>3</sup> *Dominion*, 21 November 1936, p.16

<sup>4</sup> ARCH70167, 249 - 251 Jackson Street - Arch 70167, 1965, HCC Archives

<sup>5</sup> Petone Borough Council no.238, Hutt City Council

<sup>6</sup> Jennifer Carlyon, 'Friendly Societies 1842-1939', *New Zealand Journal of History*, 32, 2 (1998), pp. 121-1



*The UFS Dispensary, date unknown but relatively early in its history.  
(238, Hutt City Libraries)*

One member benefit that became a staple of friendly society support was the provision of cheap medicines and prescriptions through what became known as United Friendly Society Dispensaries. 'United' referred to the umbrella of friendly societies. The initiative began in 1884 and the first dispensary opened that year in Invercargill.<sup>7</sup> As more dispensaries opened, UFSD became a national brand and a staple of many towns and cities.

The building remained the property of the Trustees of The Petone United Friendly Societies Dispensary Board until 2017, when it was sold to Roopal, Hitesh and Jignesh Patel.<sup>8</sup> The

---

<sup>7</sup> *Lyttelton Times*, 3 April 1884, p.1

<sup>8</sup> CT WN292/144, LINZ

building was continuously occupied by a pharmacy until c.2014, although it stopped being a UFSD some time previous.

## **2.2 Construction Professionals**

Wellington City Council Heritage: Francis H. Swan:

<https://wellingtoncityheritage.org.nz/architects/lawrence-and-swan> [viewed May 2024]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

Although the great majority of buildings in the heritage area share party walls, several buildings in this block are distinctive for standing alone, which varies the form and rhythm of the local streetscape in a visually interesting way. The USFD building can be seen largely in the round, courtesy of the narrow accessways on both sides (the eastern alley opens to the rear yard).

## **3.2 Building or Structures**

This is an inter-war mixed-use commercial building that was originally designed in a typical shop/residence configuration, with a small shop, without facilities, at the ground floor and a large shop backing on to a substantial residential unit. It is now divided into separate commercial and residential units, with one commercial tenancy on the ground floor and accommodation above and at the rear.

Nothing survives of the old shopfronts below the verandah (the joinery is all modern), but the stayed verandah is likely to be the original. Above the verandah the main elevation of the building largely reflects the alterations designed by Lawrence & Swan to modernise its appearance in late 1936 – principally new plasterwork detailing in an Art Deco idiom overlaid on the old building. The façade is divided into two even bays with broad stylized pilasters with reeding and a roundel capital, joined at the capital line with a panel of fine vertical fluting; each bay contains a window assembly (now filled with unflattering aluminium joinery in place of the original timber windows) in a moulded plaster surround, with shallow panels worked into the spandrel below. Above this, a high horizontally lined parapet carries the UFSD logotype in a shallow pediment.

Behind the parapet, the building is rectangular in plan with a single-storey lean-to at the rear, and a long narrow outbuilding running along the western boundary, all with shallow-pitched mono-slope roofs. There is an infilled window opening on the west elevation and a variety of openings on the east.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>High</i>
	The building was is most closely associated with the United Friendly Society Dispensaries, who made changes to an existing building and then occupied it (and owned it) for the next 60 years or more. The UFSD, established in 1884, operated the biggest chain of chemists in New Zealand for many decades.
<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: <i>High</i>
	As a response to the social needs of its members, the USFD gave society members significant discounts at their stores. This was particularly important before the advent of the welfare state. Branches like Petone became a fixture of New Zealand towns and cities and were used by members and non-members alike, as they still are.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The building is interesting for its Art Deco-style remake of an older commercial building by prominent Wellington architects Lawrence & Swan. As a stand-alone structure it has a strong presence in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building has a relatively high level of physical integrity evident in its main elevations, although the shop spaces have been extensively modified over time.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not particularly old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Its standalone setting, along with its easterly neighbours in this block, calls attention to it in the local streetscape. It is part of a block of older two-storey buildings that makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.

<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>	<i>Level of Significance: Moderate</i>
	There is likely to be a residual connection by some in the community with the UFSD and its long-standing chemist shop.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<i>Level of Significance: Low</i>
	Inter-war shop/residences are not rare in the wider Wellington area and buildings built for or occupied by the UFSD are not particularly rare either.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<i>Level of Significance: Moderate</i>
	This is a good example of an inter-war shop/residence.

## 5. Place information

<i>Reference</i>	<i>H115</i>
<i>Address</i>	<i>251 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 92 Deposited Plan 1232</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H117 254 Jackson Street, Petone (1905) Commercial Building



254 Jackson Street, Petone, April 2024



Aerial imagery, HCC GIS Viewer, April 24



# 1. Summary of significance

This early Edwardian building has some historical significance for its lengthy association with R. Hannah and Co., the well-known and long-standing shoe company. The company continues to this day, although its association with this building ended decades ago. Although its design is modest and unassuming, the design of this building is nevertheless carefully considered and holds a level of architectural interest. It is part of a group of buildings of comparable scale and age next to the former Grand Theatre. It makes a positive contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was constructed, most likely as an investment property, for James Barlow in 1905. He had acquired the property from land agents Radford and Co. (later a well-known furnishing company) the previous year.

The building was designed by local builder and architect William Croft.<sup>1</sup> The builder is not known. James Barlow, who had a successful plumbing business, was also a mason, politician and a keen sportsman, bowls particularly.<sup>2</sup> The building is two storeys, so it is assumed that the first floor was set aside as a residence. Barlow died in 1911 and in 1913 his widow Caroline and John Turner (his executors) sold the property to R. Hannah and Co., the shoe company, who set up a store in the building.<sup>3</sup> Prior to this, the building was occupied by a fruiterer, Walter Steer, and then the Union Clothing Company, among others.

R. Hannah and Co. was set up by Robert Hannah (1846-1930), who immigrated to New Zealand from Northern Ireland, via Australia, in 1866. He opened his first shoe shop in Charleston, on the West Coast, in 1868. Hannah moved to Wellington in the 1870s and set up R. Hannah & Co. Ltd, boot and shoe manufacturers, importers and retailers. The company began setting up retail branches in many parts of New Zealand. In 1904, Hannah built his grand residence, Antrim House at 63 Boulcott Street (now the headquarters of Heritage New Zealand Pouhere Taonga). Hannah died in 1930, but the company continues to this day.

Hannah's occupation (and ownership) of the building lasted until about 1991, although there is some confusion over occupation during the earlier period of its ownership, with 254 (the shop) and 256 (office or accommodation upstairs) used interchangeably. In 1944 architect Francis Swan, of Lawrence and Swan, prepared drawings to remove the urns and arched pediment from the top of the main elevation in 1944. The contractor was Arthur Lemmon and the cost was £60.<sup>4</sup> This was presumably a response to the Wairarapa earthquakes of 1943 that caused a lot of damage to buildings in the Wellington region. In a similar vein, the chimneys were removed to parapet level and the parapet braced in 1991 to designs by structural engineer D. R. Cutler.<sup>5</sup>

---

<sup>1</sup> *Evening Post*, 3 October 1904, p.6

<sup>2</sup> *Dominion*, 21 June 1911, p.8

<sup>3</sup> CT WN137/84, LINZ

<sup>4</sup> Application for building permit, 6 April 1944, ARCH52446, 254 Jackson Street\_256 Jackson Street - Arch 52446, Petone Borough Council, HCC Archives

<sup>5</sup> Plans, 21 May 1991, ARCH52446, 254 Jackson Street\_256 Jackson Street - Arch 52446, Petone Borough Council, HCC Archives

In 1991, Hannahs sold the building to Chhota Dairy Ltd, which operated the ABC Foodmarket from the building for well over two decades. In 2001, the building was transferred to the company's directors, Bhanumati and Chhotu Chhika. The building was sold to Sarich Properties Ltd in 2021.<sup>6</sup> It is presently occupied by Armstrong Security.

## 2.2 Construction Professionals

William Croft (1880-1933)

William Croft, the son of a prominent Petone builder, John Croft, had a promising if nascent career as an architect in Petone cut short by publicity in *New Zealand Truth* about his involvement in a scandal over the pregnancy of a 16 year old girl.<sup>7</sup> He moved to Waituna West, but returned to Petone in the late 1910s to work as a builder and estate agent. He married Violet Henry and they had five children. He struggled to make ends meet and got in difficulty with the law for not furnishing tax returns.<sup>8</sup> A keen supporter of the Wellington Trotting Club,<sup>9</sup> he died at age 53.

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the

---

<sup>6</sup> CT WN137/84, LINZ

<sup>7</sup> *NZ Truth*, 9 November 1907, p.6. Croft has no presence in Petone following this event and by 1910 was living in Waituna West, near Feilding. He did return to Petone later.

<sup>8</sup> *Evening Post*, 27 September 1924, p.33

<sup>9</sup> *Hutt News*, 23 August 1933, p.2

buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 254 sits within a short block of early 20th century commercial buildings on the south side of Jackson Street. It meets against the former Grand Theatre on the west, which is slightly higher, and joins in to a row of similarly-scaled old commercial buildings to the east. The site backs onto the Bay Street carpark, which affords a partial view of the rear of the building.

**3.2 Building or Structures**

This is a typical two-storey Edwardian mixed use building, with accommodation at the first floor and commercial space at the ground floor. It is constructed of brick, with a plastered front elevation and timber window and shopfront joinery. Although it is a modest and not particularly distinguished structure, its design is nevertheless carefully considered and executed with some skill, giving it some architectural interest (its original design was slightly more elaborate).

Above the stayed verandah, a row of overlights, sitting under a heavy moulded string course, has been covered over. Above this are two pairs of square-headed double-hung windows with moulded plaster heads set evenly in the façade, flanked to either side by a shallow panelled pilasters. A strong moulded cornice runs the full width of the façade, supported on scrolled consoles with acanthus-leaf detail. A plain pediment sits on top of this, with short panelled pilasters to either side and plain pilasters in the middle bay.

A little of the original shopfront survives under the verandah, comprising the plinth and timber frames of the two display windows facing the street (the side panels and door are modern work, and the plinths have been tiled over). The access door to the first floor is on the left of the elevation. The stayed verandah appears to be the one shown on the 1944 drawings.

Behind the parapet, the building extends over nearly the entirety of its site; the main front section has a shallow-pitched flat roof, with a gabled roof covering the next section; a single-storey lean-to brings up the rear, and there is a tiny rear yard at ground level that backs on to the Beach Street carpark.

**4. Evaluation**

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.

<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: <i>Moderate</i>
	The building had a very long association with R. Hannah and Co., a shoe company that is still operating in the 21st century.
<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: <i>Moderate</i>
	The ground floor of this building has been used as a retail outlet since 1905. For much of that time it was used an outlet for R. Hannah and Co. It has provided more than a century of service to the public of Petone.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>Moderate</i>
	Although modest, the building's design has been carefully considered and detailed, and it has a moderate level of architectural interest.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time. However, brick buildings are relatively rare in Petone.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building retains a relatively high level of integrity, despite modern changes.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not especially old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Set within a group of comparable buildings, no. 254 makes a positive contribution to the character of the area.

<b>Social Values</b>	
<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>	<i>Level of Significance: Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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>	<i>Level of Significance: Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	<i>Level of Significance: Low</i>
	Edwardian shop/residences are not rare in Wellington, although they are becoming less common.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	<i>Level of Significance: Low</i>
	This is an ordinary early 20th century commercial building.

## 5. Place information

<i>Reference</i>	<i>H117</i>
<i>Address</i>	<i>254 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 1 A 1941</i>
<i>Extent of place/</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H118 258-260 Jackson Street, Petone (1923) Commercial Building



Current photo, April 2024



Aerial imagery, HCC GIS Viewer, April 24

# 1. Summary of significance

This building is most significant, historically, for its association with two famous All Blacks, Bob Scott and Andy Leslie; the former was one of the All Blacks' most celebrated fullbacks, the latter was the All Blacks captain between 1974 and 1976. The two men were in partnership in a shop in no.258 that Scott began after his All Blacks career ended.

The building is a capable work of inter-war architecture, designed in a carefully considered and visually engaging Stripped Classical style that makes the most of an interesting interplay of horizontal and vertical forms. Its strong modelling and detailing, particularly the two oriel windows at the first floor, give it a distinctive presence in the local streetscape. Set within a group of old commercial buildings of comparable scale and age, it makes an architecturally interesting pair with its (older) eastern neighbour – the prominent oriel windows on the two create a strong architectural rhythm in the local streetscape. The building makes an important positive contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was constructed for confectioner Lily Pickard in 1923. It is possible that there was a building on the site before this.

The property was acquired by plumber James Barlow from land agents Radford and Co. (later a well-known furnishing company) in 1904.<sup>1</sup> That same year he subdivided the parcel and sold Lots 22 and 23 DP 57, to Alexander Tur, an accountant. At some point prior to 1914, Tur may have constructed a building, as there are references to occupants of 260 Jackson Street.<sup>2</sup> However, it is more likely that the slightly random use of addresses in the period before all the sections along Jackson Street were filled up has caused some confusion.

What is known is that the property at 258-260 Jackson Street was purchased by Lily Pickard (née Thompson, 1885-1983), the wife of Arthur Pickard, a baker, in August 1922.<sup>3</sup> The Pickards lived in Petone, and Arthur Pickard's bakery was on Jackson Street (approximately where 103 Jackson St is today). He later moved his business to Wellington. Lily Pickard contracted Lower Hutt-based architect F. C. (Fred) Walton, to design the building, which incorporated two shops with living quarters to the rear and upstairs.<sup>4</sup> No tender notice has been located and the contractor is not known either. However, before any plans had been prepared, in April 1923, Lily Pickard lost her youngest child, a daughter, Dorothy, who was just six years old.<sup>5</sup> The family was living at the time at 264 Jackson Street, next door to the site of the proposed building.

---

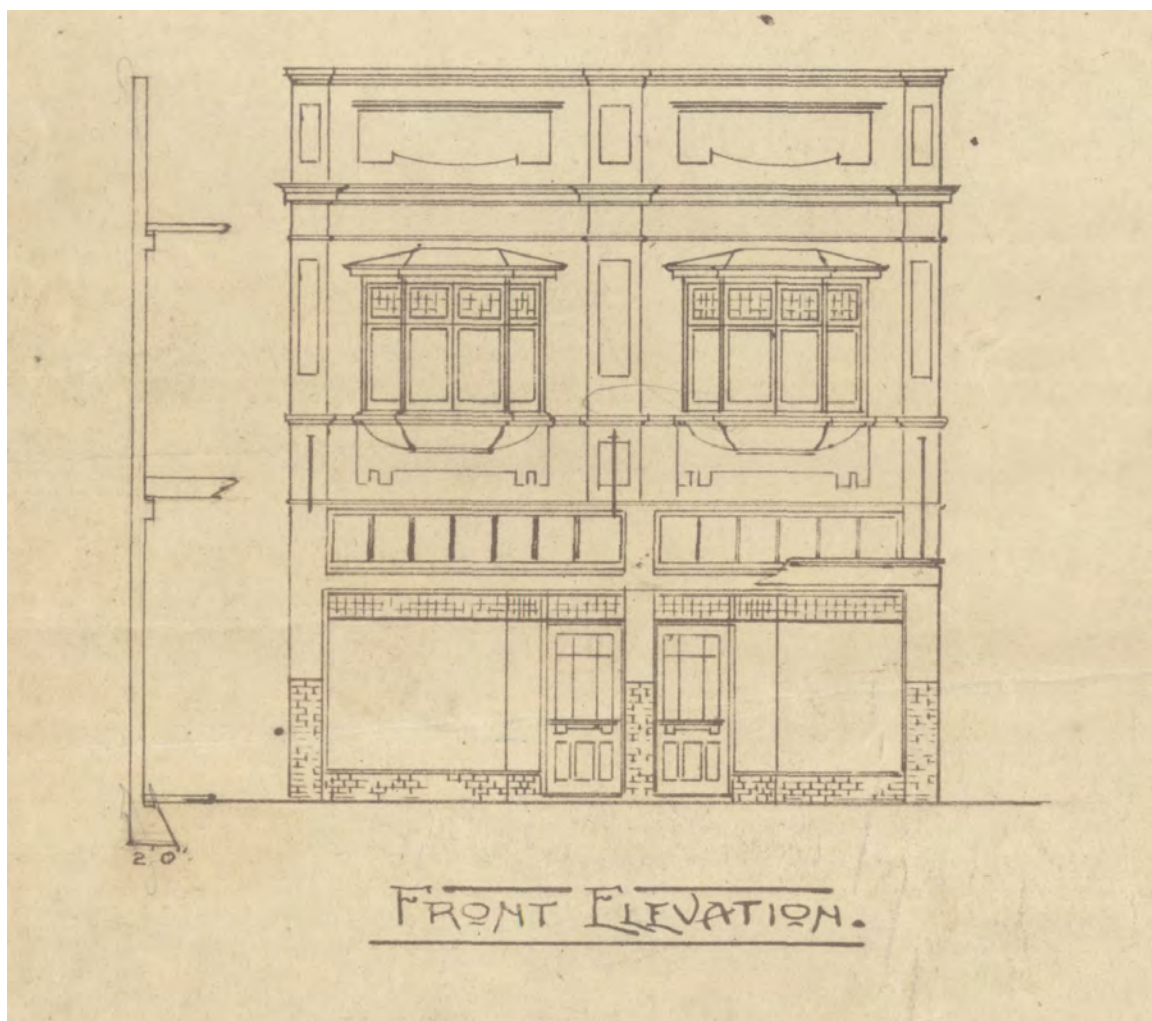
<sup>1</sup> CT WN120/121, LINZ

<sup>2</sup> CT WN120/121, LINZ

<sup>3</sup> *Wise's New Zealand Post Office Directory, 1914-1924*

<sup>4</sup> 'Proposed Shops and Dwellings, Jackson Street, Petone, for Mrs L..A. Pickard, 27 July 1923, ARCH52447,258 Jackson Street and 260 Jackson Street - Arch 52447, 1924 – 1992, HCC Archives

<sup>5</sup> *Evening Post*, 23 April 1923, p.1



*Fred Walton's drawing of the principal elevation of 258-260 Jackson Street.  
(ARCH 52447, Hutt City Archives)*

Lily Pickard occupied no.260 until the early 1940s, when her business was replaced by another confectioner.<sup>6</sup> Arthur Pickard died in 1932 and Lily Pickard remarried, in 1944, to Young Carver.<sup>7</sup>

The United Friendly Society Dispensary had the shop at 258 until it took up its own premises in 1937 (nearby at 249-251 Jackson Street). By 1950, 258 was occupied by a menswear shop and 260 was a dry cleaners.<sup>8</sup> The menswear shop, then known as Robbie's, was taken over Bob Scott, the famous All Black fullback, who had settled in Petone after his international career ended. He formed the company in 1947, soon after he finished a four-year stint in the New Zealand Army. He was later joined in business by Wellington and All Black captain Andy Leslie, Petone-born. After Scott retired, Leslie kept the name and ran the shop until 2000. The company then carried on as a wholesale business.<sup>9</sup>

Lily Carver remained the owner of the building until 1981, by which time she was 96 years old. She sold the building to Andy Leslie and his wife Lesley, who kept it until 1998, when

<sup>6</sup> *Wise's New Zealand Post Office Directory, 1944*

<sup>7</sup> CT WN120/121, LINZ

<sup>8</sup> *Wise's New Zealand Post Office Directory, 1950*

<sup>9</sup> *Dominion Post, 29 January 2023*



they sold it to Bryan Yeoman. Two years later he sold it to Gals Properties. They retained the building until 2018, when it was bought by Jackson Four Ltd.<sup>10</sup> In recent years, 260 has been occupied by a tailors and 258 by a hairdressers and then by Kev's Electrical and a carpet shop respectively.

## 2.2 Construction Professionals

Architect: F. C. Walton

Fred Walton (1884-1932) was born in London, England and came to New Zealand as an infant. He was brought up in Christchurch and trained as a carpenter. He moved to Lower Hutt and by 1915 he was working as an architect. He also taught architectural drawing at the Petone Technical High School. A sports enthusiast, he was the long-standing secretary of the Lower Hutt Tennis and Bowling Club. He was also a keen mason. Walton died in 1932 and his practice was purchased by W. Keith Cook.<sup>11</sup>

## 2.3 Sources

See footnotes.

### **Newspapers**

*Dominion*, 28 April 1932, p.9

*Hutt News*, 6 July 1932, p.6

### **World Wide Web**

Frederick Charles Walton, <https://wellingtoncityheritage.org.nz/architects/frederick-charles-walton?q=> [retrieved 6 May 2024]

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of

---

<sup>10</sup> CT WN120/121, LINZ

<sup>11</sup> *Hutt News*, 6 July 1932, p.6

characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

This building is in the middle of a group of commercial buildings of comparable age and configuration on the south side of Jackson Street. The site backs on to the Beach Street carpark, which affords a partial view of the back elevations and gives access to the compact rear yard.

### **3.2 Building or Structures**

This is a typical two-storey inter-war Edwardian shop/house building, with shops on the ground floor, living spaces and service spaces behind, and bedrooms at the first floor. It is made of reinforced concrete, with timber shopfront and window joinery. The floor plans of the two units mirror each other, but with an interesting variation in that the left-hand shop is wider than its counterpart, putting the party wall somewhat off centre. This is masked in the symmetric first floor elevation.

Below the verandah, the shopfronts follow the original plan form, with splayed returns leading to each shop door; the original geometric quarry-tiled threshold remains in place, as do the window plinths, although the tiling on the plinths, if it still exists, has been covered over; the display windows and doors are modern work. Two large circular steel posts may be part of a strengthening scheme. The stayed verandah, which aligns neatly with its neighbours on either side, appears to be the original. A row of overlights is set hard to the verandah roof beneath a moulded string course line.

The building stands out in the streetscape for its highly modelled first floor elevation, which is designed in a confident Stripped Classical style. It is symmetrically arranged and divided into two vertically proportioned bays by panelled pilasters that run the height of the elevation, and divided horizontally by prominent string course lines at the window sill and head, a hefty but abstract entablature with a moulded cornice and a flat parapet, which creates an interesting interplay of forms, all enlivened by the detailing and modelling. The two matching semi-octagonal oriel windows have a distinctive curved cushion base, timber casement joinery with leaded fanlights and a hipped roof. The keyed panel underneath is reflected in the raised panels at the parapet above. The heavy modelling and projecting oriel windows reflect its eastern neighbour, no. 262-264, the pair of buildings generates an interesting architectural rhythm that makes a lively contribution to the local streetscape.

Behind the parapet, the roofs are divided by the party wall – mono-pitch roofs over the main two-storey section and its lean-to, and a shallow gabled roof over the service block extension. There is a modest rear yard, accessed from the Beach Street carpark.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Low</i>
	The building is not known to have been associated with any individual or organisation of note.
<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: <i>Moderate</i>
	This building has been in use as a retail outlet since the 1920s. It has provided a service to the public of Petone over that period.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	This building is a capably designed and visually engaging piece of architecture, well-proportioned, strongly modelled, and interestingly detailed, and it has a distinctive presence in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.

iv) <i>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.</i>	Level of Significance: <i>High</i>
	Although the shopfronts have been changed, the building is still highly authentic to the time of its construction.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not particularly old in the context of Petone.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It makes an interesting pair with its eastern neighbour that enlivens the local streetscape. Set within a group of comparable buildings, no. 258-260 makes a strong positive contribution to the character of the area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
ii) <i>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: <i>Moderate</i>
	Older Petone residents will recognise 258 Jackson Street as the former Scott and Leslie shop. Otherwise, no high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Inter-war shop/residences are not rare in Petone or wider Wellington.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of an inter-war shop/residence.

## 5. Place information

<i>Reference</i>	<i>H118</i>
<i>Address</i>	<i>258-260 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 2 A 1941</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H119 257-263 Jackson Street, Petone (1925) Commercial Building



257-263 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 24

# 1. Summary of significance

Set on an important and prominent corner site, this building is a modest mixed-use structure designed in a spare but thoughtful Stripped Classical style by well-known Wellington architect William Gray Young. As the western bookend of a block of old buildings, it makes an important contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

It has some modest historical significance for its association with the Blundell family. Overall, the building had a typical Jackson Street history, having been occupied by a range of retailers on the ground floor since its construction in 1925.

## 2. History

### 2.1 History of the place

This building was constructed in 1925 for Louis Blundell and designed by William Gray Young.

This property was part of a large subdivision of land owned by farmer William Buick in 1902. Lots 94 and 95 of that land were bought by Alexander Rand, a builder, in 1905.<sup>1</sup> He quickly sold the property to Louis and Ernest Blundell, a clerk and farmer respectively. They were third generation members of the Blundell family, who founded and ran the *Evening Post*, Wellington's most successful newspaper. The brothers retained the land without building on it for the next 20 years.

In 1925, Ernest sold his share of the land to his brother.<sup>2</sup> Louis proceeded to construct a building on what had hitherto been a vacant site. He commissioned the well-known Wellington architect William Gray Young to design a two-storey shops and residences – four of each in what was a completely symmetrical arrangement around the front elevation.<sup>3</sup> The builder is not known. No tender notice has been found. A newspaper report from August 1925 reported that Blundell's 'fine block of buildings' was nearing completion.<sup>4</sup> Gray Young's plan included a right of way at the north end to give access to the yards at the rear of the different properties.

The building attracted a typical collection of businesses – hairdresser, confectioner, and greengrocer (1928). Ten years later the lessees included a watchmaker, hairdresser, and dry cleaner. In general, those uses lingered, even if the businesses changed. Long-standing occupants in the middle part of the 20<sup>th</sup> century included Herbert Scotney, a dry cleaner, and Hanlon's Radio Ltd.,<sup>5</sup> which was still operating out of the building at the end of the century.

The building was clearly intended as a long-standing family investment. In 1949, Louis Blundell transferred the building to his son William, a journalist. He retained the building until

---

<sup>1</sup> CT WN129/48, LINZ

<sup>2</sup> CT WN129/48, LINZ

<sup>3</sup> 'Shops for L.W. Blundell Esq. at the corner of Buick and Jackson Streets, Petone', ARCH15908, 257-261 Jackson Street, Petone - Lot 94 DP 1232 - Arch 15908, 1925-1992, HCC Archives

<sup>4</sup> *Evening Post*, 1 August 1925, p.7

<sup>5</sup> *Wise's New Zealand Post Office Directory*, 1928-53

his death in 1981.<sup>6</sup> During his tenure there were changes to a shopfront for Hanlon's Radio.<sup>7</sup> In 1985, the building was purchased by Murray and Joan Burns. They wanted to pull down the building and erect a replacement, but the notion was never realised.<sup>8</sup>

In 1996, the property was divided into two unit titles – 1/1a and 2/2a.<sup>9</sup> Unit 1/1a was bought by John and Alison Cranefield and Janice Aislabie. Their business, Cranefield and Associates, occupied a new single storey building they erected on what had been the building yards (now The Sewing Depot). They sold their unit title to Latitude NZ Ltd in 2010.<sup>10</sup> Unit 2/2a was sold to William and Yuen Ning Young, fruiterers. In 2006, they sold the property to Beachfront Clifford Bay Ltd. (Debra and Joseph Knowles). They sold the property to Jo Calascione in 2015.<sup>11</sup>

## 2.2 Construction Professionals

William Gray Young:

Dictionary of Biography, William Gray Young: <https://teara.govt.nz/en/biographies/4y3/young-william-gray> [viewed May 2024]

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of

---

<sup>6</sup> CT WN129/48, LINZ

<sup>7</sup> 'New front at Hanlon's Radio', ARCH15908, 257-261 Jackson Street, Petone - Lot 94 DP 1232 - Arch 15908, 1925-1992, HCC Archives

<sup>8</sup> "Proposed development cnr Jackson and Buick St, Petone for Mr M Burns,' ARCH15908, 257-261 Jackson Street, Petone - Lot 94 DP 1232 - Arch 15908, 1925-1992, HCC Archives

<sup>9</sup> CT WN129/48, LINZ

<sup>10</sup> CT WN48D/403

<sup>11</sup> CT WN48D/404



characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

This building can be seen almost completely in the round, due to its corner setting on a major crossroads, the small single-storey extension to the rear that reveals the back elevation, and the narrow service road to its west side.

**3.2 Building or Structures**

This is a typical two-storey mixed-use building of the 1920s, with two apartments set above, currently, three shop spaces. Although it is a modest building, its design, by the well-known Wellington architect William Gray Young, is skillfully done, with elegant horizontal proportions and capably augmented with a spare palette of Stripped Classical ornamentation. It is constructed in reinforced concrete with a smooth plastered finish.

The main elevation is divided into four even bays at the ground floor, with columns and walls separating the shops. The shopfronts have all been made over several times and nothing is now left of the originals. However, the stayed verandah is likely to be the original.

The main elevation above the verandah, and the return elevation to Buick Street appear to be largely unchanged. The main elevation is symmetrically arranged about the centre and reflects the division of the shopfronts below. Framed by stylised quoin blocks on the outer corners, it has a broad flat wall face under a heavy projecting cornice set on simplified corbels, with a low horizontal parapet above. There are two pairs of deeply-recessed windows centred in the middle two bays, each with moulded plaster frames and aedicules, and a single window in each of the outer bays. The parapet has a base moulding with a long, recessed panel above, in the centre, flanked by crossed square ornaments. A modern external bracing frame, made of steel channels, and a wall mounted heat pump unit both detract from the otherwise clean lines of the main elevation.

The decorative scheme extends around the return elevation, which has four windows at the first floor and schematic quoins; the verandah has a short return covering an extension of the shopfront, which is framed by a pair of stylised Doric pilasters (presumably the original detailing of the main shopfronts).

The rear yard can be seen from the street. This contains a single-story addition and a flight of stairs leading up to a roof terrace that gives access to the apartments above.

**4. Evaluation**

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	The building was constructed for Louis Blundell, a member of the Blundell family, proprietors of the Evening Post newspaper.
<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: <i>Moderate</i>
	The ground floor of this building has been used by retail outlets since 1925, a significant period of time in the life of Petone.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	This is a modest but interesting building designed in a thoughtful Stripped Classical idiom by well-known Wellington architect William Gray Young. It has a strong presence in the streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building has a relatively high level of physical integrity evident in its main elevations, although the rear elevation has been repeatedly modified over time.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not old in the context of Petone or in the wider Wellington region.

vi) <i>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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It draws attention in the local streetscape due to being set slightly apart from its neighbours on a corner site. It is part of a block of older two-storey buildings that makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
ii) <i>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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
i) <i>the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Inter-war shop/residences are not rare in Petone or Wellington.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a fine example of an inter-war shop/residence.

## 5. Place information

<i>Reference</i>	<i>H119</i>
<i>Address</i>	<i>257-263 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 95 Deposited Plan 1232</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H120 262-264 Jackson Street, Petone (1915) Commercial Building



Current photo, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This Edwardian building is designed in a visually engaging Stripped Classical idiom, with long horizontal proportions that contrast with its neighbours. Its strong modelling and detailing, particularly the two oriel windows at the first floor, corner chimney stacks and oversailing eave, give it a distinctive presence in the local streetscape. Set within a group of old commercial buildings of comparable scale and age, it makes an architecturally interesting pair with its (newer) western neighbour – the oriel windows on the two create a strong architectural rhythm in the local streetscape. The building makes an important positive contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

This building is historically significant mainly for its association with Careys Cash Drapery Co., which was a Petone institution for over 65 years. The building has contributed to Petone life through its use by many retail outlets and other occupants over its existence.

## 2. History

### 2.1 History of the place

This building was erected for Mary Meadows in 1915. The architect and builder are not currently known.

Plumbing contractor James Barlow acquired this land in 1899 and in 1901 he sold the property to William Davidson, a labourer. He in turn sold the property to Mary Meadows in 1904.<sup>1</sup> She was the wife of Fred Meadows, a merchant in Wellington. His business, F.N.R. Meadows and Co. Ltd, was based in Stout Street. It would appear the Fred Meadows held the property in his wife's name.

There was almost certainly no building on the land before the building was constructed. In June 1915, a newspaper report on progress with the building noted that the 'larger' shop would be occupied by 'J. R. Carey, late of Webley and Co.'<sup>2</sup> This was Jonathon Carey, whose drapery shop went on to have a long association with the building. As it happens, Meadows signed the first lease with Howard Swinburn, a dentist, in September 1915, who may have taken over the first floor. The lease with Carey was not signed until February 1916.<sup>3</sup> By 1920, there was a confectionary shop next to Carey's.

Carey's was initially known as Carey's Cash Drapery Store. His business expanded to other outlets – Kilbirnie and Miramar, and later Lower Hutt, which eventually became the main store. In 1931, Jonathon Carey's sons Ernest and William, bought the building from Mary Meadows.<sup>4</sup> In 1938, they made an addition to the rear of the shop.<sup>5</sup> In 1951, they transferred the building to Carey's Buildings Petone Ltd.<sup>6</sup> The store was by then a fixture in Petone life, a place where generations of school children got their uniforms. William Wilson, an optometrist, was a long-standing occupant of an upstairs flat from the early 1950s onwards.

---

<sup>1</sup> CT WN103/99, LINZ

<sup>2</sup> *Evening Post*, 23 June 1915, p.6

<sup>3</sup> CT WN103/99, LINZ

<sup>4</sup> CT WN103/99, LINZ

<sup>5</sup> Building Permit Application, Part Lot 43-44 DP 51. Jackson Street. J. R. Carey - Arch 64370, HCC Archives

<sup>6</sup> CT WN103/99, LINZ

In 1961, a storeroom was added to the lot at the rear of the property (part lot 45) to a design by architect R.L. MacPhail.<sup>7</sup> The following year, Carey's made alterations to the building, including a new shop front, but the Petone Borough Council's consultant engineers thought that more substantial work was required to ameliorate the building's susceptibility to earthquakes.<sup>8</sup>

The building was sold to Ronald and Faustina Wickes in 1984 and Carey's Buildings Petone Ltd ceased trading in 1986. Carey's Cash Drapery Store Ltd was wound up in 1995.<sup>9</sup> The Wickes, who had a stationery shop in the building, Aaron Books and Stationery, built an addition to the rear of the store in 1984, designed by Nightingale Bentall Partnership.<sup>10</sup> In 2003, the Wickes sold the building to Paresh and Sanjay Rama. They retained the building until 2022, when they sold it to Jackson Four Ltd.<sup>11</sup>

At some point the rear store, which was on a separate title, was sold and converted into a mechanic's workshop.

In recent decades the building has had a wide range of occupants, including a bag shop, a clothes shop, a crafts, books and souvenir shop, a discount shop, a home goods store, travel shop, a birthday party shop and a pet shop.

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

---

<sup>7</sup> ARCH23012, 262 Jackson Street. - Arch 23012, HCC Archives

<sup>8</sup> Spencer, Hollings and Ferner to Borough Engineer, 3 September 1962, ARCH23012, 262 Jackson Street. - Arch 23012, HCC Archives

<sup>9</sup> Careys Cash Drapery Stores Ltd (4214) Limited

<https://app.companiesoffice.govt.nz/companies/app/ui/pages/companies/4214> [retrieved 7 May 2024]

<sup>10</sup> 'Extension to Shop for R. Wickes, 262 Jackson St, Petone', ARCH23012, 262 Jackson Street. - Arch 23012, HCC Archives

<sup>11</sup> CT WN103/99, LINZ

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

This building is the easternmost of a group of commercial buildings of comparable age and configuration on the south side of Jackson Street. The building occupies all of its site, with a complex of additions behind the main section. Only the main elevation can be seen from the street – at the rear it is obscured by the workshop (former store, built in 1961).

### **3.2 Building or Structures**

This is a typical two-storey Edwardian commercial building, built of a mixture of brick and reinforced concrete, with ground floor shops and first floor offices. The top floor is now in use as residential accommodation (no. 264a). Behind the street elevation, which is unaltered above the verandah, the building has been significantly extended and changed over its life.

Below the verandah, a single door on the left gives access to the first floor, and the rest of the length is divided into two shopfronts. Although the layout of the shopfronts with recessed entries may follow the original plan form, all of the visible fabric, including the tiled thresholds is modern. The stayed verandah is likely the original; there is a row of obscure-glazed overlights above this to light the shops and the entry hall to the first floor.

Above the verandah, the main elevation has a strong horizontal proportion, bookended by tall vertical chimney stacks at either end and capped with the oversailing eave of the roof between the chimneys, supported on long console brackets. The elevation is slightly asymmetric, biased to the west end, but evenly laid out with two semi-octagonal oriel windows, sitting on chunky corbels. The oriel windows are flanked on either side by a plain casement window set within a heavy moulded plaster surround. The asymmetry is taken up discreetly in the space between each oriel window and its adjacent plain window. A string course ties the bottom line and top line of the windows together. The heavy modelling and projecting oriel windows are reflected by its (later) western neighbour; together the pair of buildings has an architectural rhythm that makes a lively contribution to the local streetscape.

The main form of the building is covered with a hipped roof, with a first-floor lean-to extension at the back; behind this, a complex series of additions to the building includes, to the west, two double-height volumes, each with a pyramidal-roofed lantern, a single storey addition to the northernmost of these with a gabled roof, and a pair of single storey additions to the southernmost, creating an unusually intricate roofscape. The east wall can be seen above the roof of no. 266. The workshop building at 53 Beach Street, which was built and used by Carey's, abuts the southern boundary, and blocks all views of the rear of the building, apart from an oblique side view down the path from the Beach Street carpark.



## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	The building had a long association with Carey's Cash Drapery Co., an occupant and owner of the building for much of the 20th century and a well-known and well patronised store.
<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: <i>Moderate</i>
	The ground floor of this building has been used as a retail outlet since 1915. It has provided more than a century of service to the public of Petone.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	This Edwardian building is distinctive for its visually engaging Stripped Classical idiom, and its strong modelling and detailing, particularly the two oriel windows at the first floor, corner chimney stacks and oversailing eave, which give it a distinctive presence in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.

iv) <i>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.</i>	Level of Significance: <i>High</i>
	The building retains a relatively high level of integrity, despite modern changes to the shopfronts.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not especially old in the context of Petone.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It makes an interesting pair with its western neighbour that enlivens the local streetscape. Set within a group of comparable buildings, no. 262-264 makes a strong positive contribution to the character of the area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
ii) <i>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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
i) <i>the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Edwardian shop/residences are not rare in Wellington, although they are becoming less common.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a two-storey Edwardian commercial building.

## 5. Place information

<i>Reference</i>	<i>H120</i>
<i>Address</i>	<i>262-264 Jackson Street</i>
<i>Legal description</i>	<i>Part Lot 43-44 Deposited Plan 51</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H121 266 Jackson Street, Petone (1899)

Former Bonthorne and Wilson Building



266 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The former Bonthorne and Wilson building is one of Jackson Street's oldest brick buildings and is tied, through its name, to a long-standing ironmongery and hardware business that began operating from the building in 1899. Along with Bonthorne and Wilson, the building also had a long occupancy by the TAB.

Although it occupies a prominent corner site, this single-storey building is today rather undistinguished in the streetscape, save for its bullnosed verandah, which appears to be the original, and its visible old brick walls on the east and south sides. It bookends a group of two-storeyed Edwardian commercial buildings to the west. It makes a modest contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building. There are few single-storey brick buildings now left standing in Petone, which adds a further layer of value.

## 2. History

### 2.1 History of the place

T.W. Bonthorne, ironmonger, constructed this brick building for his newly-established business in 1899. The designer and builder are not known.

Bonthorne – his full name was Thomas William John Nicholson Bonthorne<sup>1</sup> – worked for a number of different ironmongers in Wellington before going out on his own in 1899. He announced the opening of his hardware shop in a newspaper advertisement on 10 June that year.<sup>2</sup> The land the shop was built on was acquired off James Atkinson by Bonthorne in December 1899,<sup>3</sup> after the shop opened. The physical composition of the structure, as built, is not entirely clear. The building had a two-storey portion at the rear, also in brick and presumably residential.<sup>4</sup> It may have been original. However, in 1904, Bonthorne and Wilson received permission to remove a building at the rear of their shop to another section nearby.<sup>5</sup> If this was a timber building, this suggests that the two-storey rear portion was an addition that replaced this building.

At some point soon after setting up in business Bonthorne joined forces with Richard Wilson to form Bonthorne and Wilson, the name that is most closely associated with the building because it was emblazoned in relief on the Jackson Street facade. The business must have been successful; Bonthorne was regularly overseas on trips, although apparently this was, at least in part, for the benefit of his health.<sup>6</sup>

In 1910, Bonthorne leased the building to himself, Wilson and Lionel McIntyre<sup>7</sup> (the latter was also a partner for a while), but later that year Wilson retired and then went on an extended overseas trip himself.<sup>8</sup> Thomas Bonthorne died in 1919, on holiday on the Isle of Wight,<sup>9</sup> and the building was transferred to his wife Margaret. The family retained the business and took

---

<sup>1</sup> The Bonthorne men all appear to have had five names as a matter of custom.

<sup>2</sup> *Evening Post*, 10 June 1899, p.6

<sup>3</sup> CT WN103/211, LINZ

<sup>4</sup> The two-storey part is mentioned in later correspondence and is evident in early aerial photographs.

<sup>5</sup> *Evening Post*, 9 February 1904, p.2

<sup>6</sup> *Evening Post*, 22 January 1918, p.8

<sup>7</sup> CT WN103/211, LINZ

<sup>8</sup> *Evening Post*, 3 September 1910, p.3

<sup>9</sup> *Evening Post*, 22 January 1918, p.8

on various partners. For instance, in the late 1920s and early 1930s, the business was known as Bonthorne and Corser.

Thereafter, the business (and the property) was in the hands of Maurice Bonthorne. The business closed in the early 1950s and the Totalisator Agency Board (TAB) took over the premises in 1954.<sup>10</sup> In 1958, Bonthorne inherited the building from his mother, by which time he was 64. A note on a former Petone Borough Council file states that In 1968, during the ferocious *Wahine* storm, the upper storey of the two-storey rear portion of the building was almost totally destroyed and the rest of the building was left in a poor state. In a letter to Maurice Bonthorne, the Petone Borough Council recommended demolishing what remained of the two-storey section of the building down to ground floor level, repairing the damage, strengthening the remaining building and putting on a new roof.<sup>11</sup> The appearance of the building today suggests that this is exactly what happened. The front parapet has also been removed, but when that took place is not known (this may have been removed after the 1943 Wairarapa earthquake).

Following Maurice Bonthorne's death in 1972, the building passed to his widow Annie, who immediately transferred it to solicitors Stephen Shayle-George and Terry Coles, acting as trustees of the Maurice Bonthorne estate. In 1978, they sold it to the Totalisator Agency Board (TAB),<sup>12</sup> who had concluded that they were not likely to find a better place to operate from in Petone, although their ultimate intention was to demolish the building. The TAB did not use all the building, which was shared with a café – for a period, the Caravelle Coffee Lounge. There was also a games parlour in the building, at the rear of the TAB's space.<sup>13</sup>

The TAB remained owners of the building until 1996, when it sold the building to Rosebank Securities Ltd., which began a flurry of changes of ownership. They sold the building to Yeung Chiu Chin the following year. After they passed in 2000, the building was sold to New Zealand CCS Workforce Ltd (in 2001), then Quin Workforce Ltd (in 2003), Strand Fisk & Muldoon Ltd (also in 2003), and then to Kevin and Robyn Melville in 2008.<sup>14</sup>

There was a TAB agency in the building until c.2008. Since then it has been the home of the Petone Sports Bar (on the corner), while the rest of the building has been used by various restaurants.

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See footnotes.

---

<sup>10</sup> Secretary, TAB to Town Clerk, Petone Borough Council, 25 August 1977, ARCH36349, 266 Jackson Street - Arch 36349, LINZ

<sup>11</sup> Chief Buildings Inspector to M. D. Bonthorne, 24 April 1968, ARCH36349, 266 Jackson Street - Arch 36349, LINZ

<sup>12</sup> CT WN103/211, LINZ

<sup>13</sup> See file ARCH36349, 266 Jackson Street - Arch 36349, LINZ

<sup>14</sup> CT WN103/211, LINZ

## **3. Physical Description**

### **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

This building is the western corner bookend to a group of two-storey Edwardian commercial buildings of on the south side of Jackson Street. It stands in stark contrast with its neighbours, with its low single-storey height and bullnosed verandah on cast iron posts. The side and rear elevations, which are brick, can be seen from Beach Street, the latter courtesy of an open yard in front of the mechanic's building.

### **3.2 Building or Structures**

This modest Victorian single-storey building is more interesting than it may first appear. It is prominent in the streetscape due to its corner site, if undistinguished in appearance. The building occupies all of its site. It is built of brick, plastered on the street frontage and covered with a complicated roof of corrugated steel.

The Jackson Street elevation is diminished by the removal of its original tall stepped parapet, which has been replaced with a featureless low horizontal parapet sheathed in sheet metal. The bullnosed verandah appears to be the original; clad in rolled corrugated galvanised steel, it is framed with rolled steel joists resting on a steel verandah beam in turn supported on cast-iron verandah posts. Part of the original panelled appearance of the beam can be seen where the modern hoarding has been taken down. The shopfronts still retain some original fabric, in the plastered brick display window plinths and in the right-hand display windows. The left-hand section has been modified with a door let in at the east end.

The Beach Street elevation is little modified from its original state, although the bricks have been painted over. It features a long horizontal brick parapet with a shallow stepped detail (a small change in parapet level shows the original extent of the main building) and is pierced by deeply set double-hung windows and a door with an over-light. The rear elevation is

similarly authentic, but is unpainted. It has three evenly spaced double-hung windows, deeply recessed with plaster reveals, and five modern steel pilasters, which are assumed to be earthquake strengthening features.

The central core of the building is covered with a hipped U-shaped roof; the roof sections to the west, north and east pitch gently upwards from an internal gutter line that runs around the U; the roof section at the back slopes downwards to a further internal gutter along the back parapet of the original building; the back section of roof (over the reduced two-storey section) has a mono-pitched roof dropping to a gutter at the south.

## 4. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	The building was constructed by Petone settler Thomas Bonthorne, and it had a lengthy association, with Bonthorne and Wilson, hardware merchants, and their successors. It was the Petone branch of the TAB for several decades.
<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: <i>Moderate</i>
	The building has been used as a retail outlet since 1900. Through Bonthorne and Wilson’s (and successors’) store and its subsequent uses it has provided more than a century of service to the public of Petone.

<b>Physical Values</b>	
<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: <i>Moderate</i>
	The building was constructed in the late 19th century and could potentially reveal information about European settlement from that period through archaeological investigation.



<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: <i>Moderate</i>
	The building has modest architectural value, resident in the surviving form of the verandah and side and rear elevations.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building is constructed with materials and techniques in common use at the time, although there are now few 19th century brick buildings left in Petone.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The building has a moderate overall level of integrity, in its relatively unchanged side elevation, its original verandah and in the remaining shopfronts.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	This is one of the oldest commercial buildings in Petone, although it is not especially old in the region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It makes a modest positive contribution to the character and heritage values of the area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	This is one of the oldest masonry buildings left in Jackson Street.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good, if somewhat modified example of a single-storey, late Victorian shop.

## 5. Place information

<i>Reference</i>	<i>H121</i>
<i>Address</i>	<i>266 Jackson Street</i>
<i>Legal description</i>	<i>Part Lot 43-44 Deposited Plan 51</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H122 268 Jackson Street, Petone (1909)

Former Bank of New Zealand Building



268 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The Petone Branch of the Bank of New Zealand is a purpose-built building that demonstrated, at the time of its construction, the bank's confidence both in its future in Petone and its broader viability as a national bank. The bank occupied the building from 1909 to 2003, a significant period of time within the context of Petone's history.

The building stands somewhat in isolation on a prominent street corner in the middle of the heritage area, with both elevations flanked by modern construction. A tall single storey in height, it is a confident work of Palladian-style neo-Classical architecture, designed by one of Wellington's most capable architects of the day, William Turnbull. Its architecture is in the 'temple to commerce' manner favoured by banks and other institutions for connotations of establishment and security, the building is notable for its elegant proportions, the symmetry and rhythm of its main elevations and its strong modelling. Contrasted against the foil of the modern structures that flank it, the building makes an important contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was constructed for the Bank of New Zealand (BNZ) in 1909 to a design by prominent Wellington architect William Turnbull.

The BNZ opened for business on 16 October 1861, in Auckland. It was set up under its own Act of Parliament and was established and funded by businessmen. The BNZ quickly expanded and by the end of 1862 had offices in all the larger New Zealand towns and in London. The London office played a major role in facilitating trade between New Zealand, Great Britain and Europe. The Bank of New Zealand derived much of its early prosperity from the discovery of gold in Otago and the expansion of the pastoral industry in the South Island, and late from Vogel's immigration and public works policies. After a disastrous period of management during the depression of the mid-1880s the head office was moved to London. However the bank continued to make losses and eventually the Government had to rush to its aid with a share issue. One of the conditions of the share issue, which made the government the majority owner, was that the head office had to be moved to Wellington. In 1895, the Bank of New Zealand bought the Colonial Bank of New Zealand, and from 1899 the Bank's fortunes greatly improved. It was in this context that the bank expanded its operations and built new branches, such as in Petone.<sup>1</sup>

The BNZ's heritage website states that the BNZ began operations in Petone in 1892, as a sub-agency of the Hutt branch.<sup>2</sup> Where this sub-agency was located is not known. In 1904, it purchased land on the corner of Jackson and Beach Streets from Thomas Price. Tenders were not called until 1908.<sup>3</sup>

---

<sup>1</sup> The précis of the history of the Bank of New Zealand is taken from: Chappell, N.M.1961, *New Zealand's Banker's Hundred - Bank of New Zealand 1861-1961*, Bank of New Zealand, Wellington; Griffin, R.H. 1987, *Introduction to the History of Banking*, BNZ Archives Museum, Wellington; 'Historic Timeline', <https://www.bnzheritage.co.nz/timeline/> [retrieved 7 May 2024]

<sup>2</sup> 'Historic Timeline', <https://www.bnzheritage.co.nz/timeline/> [retrieved 7 May 2024]

<sup>3</sup> *New Zealand Times*, 10 December 1908, p.5



*The BNZ branch building in 1978, before the major changes to the building in 1983. (50003-1118, Wellington City Libraries)*

The architect was Thomas Turnbull and Sons (William Turnbull), who was skilled in the kind of neo-Classicism that banks favoured. The builders were local contractors Lowin and Bull.<sup>4</sup> There was a building on the site – some ‘forty years old’ – that had to be demolished before work could begin in earnest.<sup>5</sup> Work began in January 1909 and the building was completed in late June 1909. The BNZ used the building for the next 94 years. It was not a fully independent branch with its own manager until 1921 or possibly earlier.<sup>6</sup> As Petone expanded, demand on what was a relatively small building also grew. Alterations were made to the building in the 1930s and again in the early 1950s to meet demand. The latter included an extension to the Beach Street elevation that matched the existing neo-Classical detailing on the building.

The biggest change to the building came in 1983. In a response to the ever-increasing demands on the branch, the BNZ began the process of expanding the building by buying the adjacent property on the east side of Jackson Street (no.270) in 1979. Then, in 1982, it began planning an extension to the bank and strengthening and altering the original building, including the demolition and reconstruction of the parapet. The addition, which required the removal of the existing building at 270 Jackson Street, was intended to provide public and banking spaces, a staff room, stationery room offices and a separately leased shop with a

---

<sup>4</sup> *Dominion*, 7 January 1909, p.3

<sup>5</sup> *Ibid.*

<sup>6</sup> ‘Historic Timeline’, <https://www.bnzheritage.co.nz/timeline/> [retrieved 7 May 2024]

frontage on Jackson Street. The design work was by Stapleton Architects of Lower Hutt and engineering designs by C.M. Strachan and Associates.<sup>7</sup> Work was completed in 1983.

Following these changes, the bank remained in the building for nearly two decades. As part of a divestment of many of its properties, in 1997 it sold the building to company director Murray Jones,<sup>8</sup> but remained an occupant until 2003. Jones sold the building to William Board, also in 1997, and he sold it to Peter Southgate, Julie Beagley and McKenzie McPhail Corporate Trustees Limited in 2003. Two years later it was purchased by Tom and Maryke Hudig and Hazel Moffitt before being transferred to Lighthouse Cinema (Petone) Ltd in 2007.

Lighthouse Cinema converted the former Labour Hall in Beach Street into a movie theatre. It was incorporated into the rear of the former bank. In 2010, the property was divided into two lots and the original building and earlier additions, together with the former Labour Party hall, was separated off as one lot and this remains owned by the renamed Lighthouse Properties Ltd.<sup>9</sup> Post its banking use, the former bank has been used as a gallery, gift shop and a hairdressing salon.

## 2.2 Construction professionals

*Thomas Turnbull and Son (William Turnbull)*

Wellington City Council: <https://wellingtoncityheritage.org.nz/architects/thomas-turnbull-and-son?q=> [viewed May 2024]

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of

---

<sup>7</sup> ARCH36032, 268 Jackson Street - Arch 36032, file ref. 580-71, 1983, HCC Archives

<sup>8</sup> CT WN20A/1255, LINZ

<sup>9</sup> CT 519218, LINZ

characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

The former BNZ sits on a prominent corner site in the heritage area; together with the former ironmongers opposite, it makes something of a gateway to the north end of Beach Street. The 1983 additions to the east are set back to favour the old building, although the effort and effect is undermined by the modern curtain wall on the east elevation. The modern addition at the rear, which is a glazed first floor link to the former Labour Hall similarly does little for the old building.

### **3.2 Building or Structures**

The former BNZ building is constructed of plastered brick and concrete, with timber joinery and a shallow-pitched hipped roof concealed behind parapets. The building stands today as the sum of the major changes of 1983, which left it a shell of its former self, reduced to its external walls, floor and roof, and its strong room; half of the east wall was cut out for a new curtain wall and link to the new extension; new steel portals and a roof plane diaphragm were installed, along with fixing bolts running through to large square washers on the external walls of the original building, and the original masonry parapets were demolished and re-built in lightweight timber construction. Nevertheless, its two main street elevations remain largely as there were by the 1950s (when the extension along Beach Street was completed, marrying in to the existing) and it still holds a high level of architectural authenticity, aided to some measure by the strong visual contrast between the modern additions to the side of each main elevation.

It is designed in a confident neo-Classical style, in a Palladian manner, by one of Wellington's most capable architects of the day. It is layered horizontally in a traditional base-middle-top arrangement; the base is a moulded plinth that comes to a moulded string course line at the sills of the windows, the walls of the middle section are deeply rusticated, capped with a heavy cornice on closely-spaced corbels; the top is a simple flat parapet with a moulded coping and a stepped section above the front door.

The main elevation faces Jackson Street. It is symmetrical about the centreline, with the main entry door set in a shallow portico a few steps above street level. The portico is the primary architectural feature. It projects slightly forward of the main wall line and is flanked by a pair of tall and slender Ionic columns, on high bases; the door is recessed under a semi-circular arch with an Ionic-style keystone; the entablature above the columns bears the banks' name in relief, and is capped with a gabled pediment placed against a stepped extension of the parapet. It is flanked by a semi-circular arched window to either side with a cartwheel-type fanlight and plain keystone. The corner to Beach Street is recognised by a filleted return on the wall face, and a chamfer in the parapet. This elevation is rhythmic but not quite symmetrical; the join line of the 1950s extension can be made out in the parapet and in the absence of the square washers of the 1983 strengthening work. There are three evenly-spaced windows in the original section and a further two windows in the extension, all detailed to match the front windows.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The role of banks in the development of the country is a significant part of local, regional and national history.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>High</i>
	The building is closely associated with its owner and occupant, the Bank of New Zealand. The BNZ built the branch building and occupied it until 2003. It was designed by one of Wellington's most important architects, Thomas Turnbull.
<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: <i>High</i>
	Petone's banks have played an important role in the life of the former borough of Petone.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The building is a carefully considered work of Palladian-style neo-Classical architecture, capably designed and elegantly proportioned and detailed and it has a strong presence in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time and which are still common in the area.



iv) <i>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.</i>	Level of Significance: <i>Moderate</i>
	The two major street elevations and roof of the building remain intact and, for the most part, unmodified.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not old in the context of Petone.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It makes an important positive contribution to the character of the area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
ii) <i>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: <i>High</i>
	This building has been a prominent element of the Jackson / Beach Street intersection since its construction and it is very well known to the public.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Victorian and/or Edwardian neo-Classical bank branches are not rare in the Wellington region.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	The changes made to this building have reduced its representative value considerably.

## 5. Place information

<i>Reference</i>	<i>H122</i>
<i>Address</i>	<i>268 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 430698</i>
<i>Extent of place</i>	<i>Footprint of building at 268 Jackson Street as extended in 1950s. Excludes the building at 52 Beach Street.</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H123 272 Jackson Street, Petone (1927)

Commercial Building



Current photo, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This building is a capable work of inter-war architecture, designed in a carefully considered and visually engaging Stripped Classical style that makes the most of a dynamic interplay of horizontal and vertical forms. Its strong modelling and detailing, particularly the two oriel windows at the first floor, give it a distinctive presence. Set against the visual foil of the modern building to the west, and with open space on the east side, the building stands out in the local streetscape. It makes an important positive contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

This building has had a relatively modest history, being most closely associated with the Blackburn family, who ran a drapery here for several decades after commissioning this building.

## 2. History

### 2.1 History of the place

There was no building on this property until Joseph Blackburn, a draper, built commercial premises in 1927.

Joseph Blackburn (1856-1935) was born in England and lived the majority of his life in Leicester.<sup>1</sup> He made the decision to move to New Zealand relatively late in life; he was 51 at the time. He had been a draper in Leicester and took the business up again when he settled in Petone in 1907. His first shop was at 233-235 Jackson Street.<sup>2</sup> He bought land off Joseph Jackson in 1925<sup>3</sup> and in 1927 built a two-storey building.<sup>4</sup> The designer is not known but it may have been the work of architect Fred Walton, who was doing a lot of similar work in Jackson Street at the time. No plans have been located, but it is assumed it was designed as a shop with a residence above; access to the latter was via a side gate and the rear.

Following Joseph Blackburn's death, the property was transferred to his three daughters. His daughter Ethel (1892-1973), who was unmarried, carried the family business on for some decades. She purchased the property outright from her sisters in 1951. She relinquished the shop by 1965 and was replaced by Mrs D. Burke, who also ran a drapery.<sup>5</sup> Ethel Blackburn died in 1973 and the building was purchased by Fred and Thelma Biggins, Barry Biggins, Valma O'Riley and Sandra McNicholl.<sup>6</sup> By this time, the shop was listed in street directories as Helen Price.<sup>7</sup>

In 1981, the building was purchased by Richard Martin, a Petone accountant. He retained the building until 2005, when he sold it to David Webster and John Cranefield. The following year they sold it to MCC Commercial Ltd. They sold it to John and Denise Donnelly and CKLaw Trustees Ltd in 2012.<sup>8</sup>

---

<sup>1</sup> *Evening Post*, 3 December 1935, p.13

<sup>2</sup> *Wise's New Zealand Post Office Directory*, 1907-10

<sup>3</sup> CT WN 323/146, LINZ

<sup>4</sup> The date is extrapolated using street directory listings. There was no building recorded at 272 Jackson St until 1928. See *Wise's New Zealand Post Office Directory*, 1926-29

<sup>5</sup> *Wise's New Zealand Post Office Directory*, 1965

<sup>6</sup> CT WN 323/146, LINZ

<sup>7</sup> *Wise's New Zealand Post Office Directory*, 1975

<sup>8</sup> CT WN 323/146, LINZ

In the 1990s and early 2000s it was occupied by the Little People's Shop. Since 2008 it has been occupied by boutique homeware store The Table.

## **2.2 Construction Professionals**

Not currently known. The building shares strong stylistic affinities with 258-262 Jackson Street and could possibly be the work of architect F C Walton.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

This building is slightly isolated on Jackson Street, a quality which helps make it stand out in the local streetscape; it has open space to the east, courtesy of the set-back neighbour and a side yard, that enables its side elevation to be seen, and it is seen against the visual foil of its 1983 neighbour on the west. Unusually for the area it has a large open rear yard.

## **3.2 Building or Structures**

This is a typical two-storey inter-war Edwardian shop/house building, with a shop on the ground floor, living spaces and service spaces behind, and bedrooms at the first floor. It is made of reinforced concrete, with timber shopfront and window joinery; its distinctive design, with prominent oriel windows stands out in the local streetscape. It appears almost unchanged from when it was built.

The main elevation is entirely symmetric and is centred about the entry to the shop. This has a deeply recessed central door flanked by splayed shopfronts, with a geometric-tiled threshold. The shopfront windows are the original; set on a plinth of mottled brown tiles, they are made of slender timber joinery with fanlights of obscure glass above the display windows and entry doors. The stayed verandah, with a panelled soffit, appears to be the original. A row over overlights is set just above the verandah.

The building stands out in the streetscape for its highly modelled first floor elevation, which is designed in a Stripped Classical style. It is symmetrically arranged and divided into two vertically proportioned bays by stylised pilasters and beams, which frame a duo of matching semi-octagonal oriel windows, a stand-out feature in the streetscape. These each have a bevelled base, timber casement joinery with leaded fanlights and a flat roof, and are joined by a strong moulded string course at the window-sill level. A heavy moulded cornice runs above the stylised beam, returning on itself at the ends. It is capped with a parapet consisting of a shallow triangular pediment between the horns of the projected ends of the two outer pilasters. The heavy modelling and projecting oriel windows provides a great deal of visual interest.

The eastern elevation is finished with smooth plaster culminating at a level parapet over the length of the two-storey section. It is pierced by a window at the first floor and further windows further to the rear of the single-storey sections. The roofs cascade downwards to the rear of the property. The main roof is hipped; the main lean-to behind that is half-hipped, and the extension to the lean-to is covered with a shallow-pitched hipped roof.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a long contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Low</i>
	The building is not known to have been associated with any individual or organisation of note.
<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: <i>Moderate</i>
	The ground floor of this building has been used as a retail outlet since 1927.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	This building is a capably designed and visually engaging piece of architecture, well-proportioned, strongly modelled, and interestingly detailed, and it has a distinctive presence in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The place is little changed from the time of its construction and it has a very high level of physical integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of Petone
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. Set against a modern building on the west it makes a strong positive contribution to the local streetscape.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.

<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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
<i>i) the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Inter-war shop/residences are not rare in Petone or wider Wellington.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	This is a very good example of an inter-war shop/residence.

## 5. Place information

<i>Reference</i>	<i>H123</i>
<i>Address</i>	<i>272 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 68-69 Deposited Plan 51</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*



# H124 274B Jackson Street, Petone (1909)

Former Petone Police Station



274B Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The former Petone Police Station, composed of a station and jailhouse, is a remarkable relic of Petone's early 20th century expansion. Constructed as a response to the town's growth, and parallel growth in poor behaviour, it was almost certainly too small from the moment it was completed and today its size seems remarkably quaint. Over its life, the building was located on two different sites in nearby Elizabeth Street, where a former justice precinct still remains partly intact, before being relocated to its present site on Jackson Street in 1994. The building has served for over 30 years as the headquarters of the Jackson Street Programme and is able to be visited by the public. So, while it is not on its original site, the building continues to serve the community well.

Set back from the street, and partly masked from view by trees, the building is relatively discreet in the local streetscape. Typical of many small governmental buildings of its time, it has something of a domestic character that derives from its modest scale and use of domestic materials and forms. It retains a high level of physical authenticity.

## 2. History

### 2.1 History of the place

This relocated police station began life on Elizabeth Street, where it was constructed for the government as the Petone Police Station in 1908. Tenders were called by the Government Architect for the construction of a police station at Petone in May that year. This was to replace accommodation in a house on Nelson Street.<sup>1</sup> The design was the work of the office of the Government Architect, John Campbell and the builder was Henry Alexander, in what was the last contract he undertook in Petone.<sup>2</sup> The building was completed in November 1908. The government bought land in Elizabeth Street, just off Jackson Street, to house a justice (court and police) precinct. Today, the former courthouse (1913) and three former police houses still stand in Elizabeth Street.

The police station was described by the *Evening Post* just before it opened:

The residence contains six living rooms and conveniences. ... The new lock-up is composed of four separate compartments, each abutting on a wide passage, with solid 2½-inch doors, fastened with heavy iron bolts. A huge thick door also guards the entrance to the passage from outside. The size of each compartment is 8 feet by 10 feet. There are also four large lockers for the occupants' personal effects. The head constable's office, access to which is gained by a side door opening on to Elizabeth-street, is divided into two rooms. Each has a fireplace, and is fitted with the necessary desks, etc.<sup>3</sup>

The station housed four constables, overseen by a sergeant (John Forster), meaning that Petone became the first Hutt Valley station to have anyone above a constable stationed in it.<sup>4</sup> From the outset, with so many staff in the building, it was, as one report noted, 'decidedly small',<sup>5</sup> albeit an improvement on the previous accommodation. It was probably never big

---

<sup>1</sup> 'Old Jail Museum – Historic Police Station and Old Jail Museum', [https://jacksonstreet.co.nz/pages/old-jail-museum?\\_pos=2&\\_sid=959c30488&\\_ss=r](https://jacksonstreet.co.nz/pages/old-jail-museum?_pos=2&_sid=959c30488&_ss=r) [retrieved 9 May 2024]; *Dominion*, 11 March 1909, p.3

<sup>2</sup> *Dominion*, 11 March 1909, p.3

<sup>3</sup> *Evening Post*, 30 October 1908, p.3

<sup>4</sup> 'Old Jail Museum – Historic Police Station and Old Jail Museum'

<sup>5</sup> *Dominion*, 11 March 1909, p.3

enough for Petone's needs. In 1932, one newspaper described the building as 'little more than a shed' and 'altogether inadequate for the demands of the borough.'<sup>6</sup>

In 1938, there was public discussion of swapping Petone Central School at Britannia Street<sup>7</sup> for the land occupied by the Petone Police Station, although nothing came of it. When use of the courthouse ended in 1950, the police moved into that building to avoid using the police station, which had been regularly flooded out in heavy rains. The lock-up continued to be used because it sat higher off the ground. The old station and lockup were later moved behind the old courthouse. The old station was used for storage, but the lockup was still in use and remained that way until 1978.<sup>8</sup>

In 1993, a new police station was built in Jackson Street on part of the land previously occupied by the Petone Central School (the original part).<sup>9</sup> The old police station and lockup were then gifted to the Jackson Street Programme Incorporated (JSP), which is an incorporated society set up in 1991 to promote 'the economic vitalisation of Jackson Street through heritage conservation and design, business development, promotion and organisation and to thereby also uplift the Petone business community generally.'<sup>10</sup> The JSP was (and is) mainly funded by a targeted rate levied by the Hutt City Council on commercial ratepayers in the street. Funding is also derived from donations and subscriptions from supporters and associate members. In 1994, the JSP purchased land alongside the new police station and moved the two buildings to their current site, their third in Petone.<sup>11</sup> The chimneys were demolished in the relocation and not rebuilt. Today, the JSP's paid part-time staff use the former station as their office and as the public interface for the organisation.

## 2.2 Construction Professionals

*John Campbell*

Dictionary of Biography: <https://teara.govt.nz/en/biographies/2c3/campbell-john> [viewed May 2042]

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

---

<sup>6</sup> *Dominion*, 17 February 1932, p.6

<sup>7</sup> Petone Central School was originally one institution on Jackson Street, but was later split in two, with younger children going to Britannia Street and older children to Jackson Street. They later combined at Britannia Street.

<sup>8</sup> 'Old Jail Museum – Historic Police Station and Old Jail Museum'

<sup>9</sup> *Dominion*, 4 February 1938, p.7

<sup>10</sup> Constitution of Jackson Street Programme Incorporated, last amended September 2020 [https://cdn.shopify.com/s/files/1/0532/2047/5046/files/CONSTITUTION\\_as\\_at\\_24.09.2020.pdf?v=1630977749](https://cdn.shopify.com/s/files/1/0532/2047/5046/files/CONSTITUTION_as_at_24.09.2020.pdf?v=1630977749) [retrieved 9 May 2024]

<sup>11</sup> 'Old Jail Museum – Historic Police Station and Old Jail Museum'

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

This building is not on its original site. It is set back from the street, where it is now partly masked from view by a pohutukawa, and set with space all around it, so it can be seen in the round. Consequently, it is not prominent in the local streetscape, although the glimpses of it contribute to the historic character of the wider area.

### **3.2 Building or Structures**

This is a typical small town lock-up and police station, of a kind that was built all over Aotearoa / New Zealand in the late 19th and early 20th century to the designs of the office of the Government Architect.

It comprises two small single-storey structures, a four-cell lockup and a detached small administrative building, linked by a short covered passage. In the manner of many small official buildings of the day, the station and lockup both have something of a domestic character and scale, conferred by steeply-pitched hipped and gabled roofs, a boarded timber gable end, rusticated weatherboard cladding and multi-light double hung windows to the station.

The lock-up, which is rectangular in plan and slightly larger than the station, has hefty external doors on the north and east elevations (the east door is covered with a small porch roof projecting off the main slope), and four small cells, each with a small barred window at high level. The station has a footprint similar to the lock-up. An enclosed entry porch, covered with a gabled roof, projects out at the north end. The main body of the station has double-hung windows on the east and west walls, and another external door on the west wall.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The provision of a police force has always been a core government activity and key element of the provision of justice in a democratic society. The survival of the second Petone Police Station is a reminder of the nature of policing in the township at the beginning of the 20th 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: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>High</i>
	The building is associated with John Campbell, Government Architect in the early 20th century and designer of many public buildings.
<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: <i>High</i>
	As a former police station, this building vividly illustrates the kind of accommodation that the police once used. As a building that can still be visited by the public, it makes a useful contribution to understanding Petone's past.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>Moderate</i>
	This is a prosaic and functional structure designed in something of a domestic style. Its character derives from its compact scale and the use of ordinary materials of the day.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building is constructed with materials and techniques in common use at the time, but is somewhat notable for the special features of the jail, including the heavy doors and barred windows.

<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building is still largely intact, excepting the loss of its chimneys, and it has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not particularly old in the context of Petone
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	This transplanted building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It makes a positive contribution to the character of the area.

### **Social Values**

<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is associated with the building, but it is the longstanding home of the Jackson Street Project.
<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: <i>High</i>
	As a well-visited historic building and the home of the Jackson Street Programme, the former police station has a high profile in the street.

### **Rarity**

<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	A timber-built police station of this age and style is unique in Wellington and rare nationally.

### **Representativeness**

<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	This is a very good example of an early 20th century police building constructed for what was then still a small town.

## 5. Place information

<i>Reference</i>	<i>H124</i>
<i>Address</i>	<i>274B Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 79272</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H125 270-280 Jackson Street, Petone 1935)

Former N.E. Willis Dental Surgery



View from the east, April 2024



Aerial imagery, HCC GIS Viewer, April 2024



# 1. Summary of significance

This building is historically significant for its construction and use as a purpose-built, private medical facility towards the end of the Depression. It demonstrated a significant display of confidence in the town's future by Norman Willis, then a relatively young dentist. His progressive mindset is evident too in his selection of a leading New Zealand architect, Edmund Anscombe, to design the building in the then vogue Art Deco style.

The former dental surgery is a confidently designed and prominently situated corner building that is distinctive in the local streetscape. It is capably executed in a distinctive Art Deco idiom that is notable for its asymmetric but elegantly balanced form and layout, the play of horizontal and vertical elements and its visually interesting detailing. Set at a prominent cross-roads intersection within a group of interesting old buildings, it also contributes to the wider streetscape, and to the visual character and heritage values of the surrounding area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was designed and constructed for Norman Willis, a dental surgeon, in 1935. It was likely the first building on the site; there is no indication that anyone had built on or occupied the property before that.

The land was subdivided in 1888 and purchased by William Elder, a 'striker' in the Petone Workshops.<sup>1</sup> Elder sold the property in 1904, to Thomas Dwan, a commission agent, and William Young, a land agent. There followed a series of transactions over the following 21 years until it was purchased by Hannah Woodhead, who subdivided the property and sold the corner section to Richard McVilly in 1926.<sup>2</sup>

McVilly retained the property until 1934 and then sold it to Norman Willis (1901-1977), a dental surgeon. Willis commissioned prominent Wellington architect Edmund Anscombe to design a single-storey brick and concrete building combining dental chambers and shops. New Zealand was only tentatively emerging from the Great Depression, and it was a remarkably confident move by a relatively young dentist during uncertain economic times. Tenders were called in July 1935.<sup>3</sup> Willis took the corner for his business but the rectangular site allowed him ample space to build three shops along the western side of the property. The documentation indicates that Anscombe prepared four iterations of plans for Willis. The dental chambers had a waiting room, office, three surgeries, a dressing room and a work room.<sup>4</sup> This indicates that Willis intended to have other dentists working for him. The plans also show a set of outside toilets at the rear (these were later demolished). Within a year Willis applied to add a room onto the back of the easternmost shop.<sup>5</sup>

---

<sup>1</sup> CT WN47/31, LINZ. The CT describes Elder as a 'striker'. As Elder worked for the Petone Workshops, he was engaged in forging work – the person that hammered on heated metal or a tool held on it by a smith. *Evening Post*, 14 September 1905, p.6

<sup>2</sup> CT WN47/31, LINZ

<sup>3</sup> CT WN369/264, LINZ

<sup>4</sup> 'Dental Chambers and Shop Premises Jackson-Queen Streets, Petone for N. E. Willis Esq. Set no.4', ARCH52452, 280 Jackson Street - 282 Jackson Street [Part Lot 2 and Lot 3 DP 339] - Arch 52452, 1935-1994, HCC Archives

<sup>5</sup> Application for Building Permit, ARCH64282, N. E. Willis [278-280 Jackson Street], 1936, HCC Archives



*278-280 Jackson Street, pictured in 1978. (50003-1122, Wellington City Libraries)*

Willis occupied the surgery for the next 20 years. He was joined in business in 1937 by Edward Trustrum.<sup>6</sup> The shops he built were occupied initially by a hairdresser, a mercer and a fancy goods shop. Later, a dressmaker and draper took leases in the building.<sup>7</sup> In 1950, Willis transferred the building to a company, Willis Buildings Ltd. The partnership with Trustrum ended in the early 1950s. The building remained a dentist's surgery until the mid-1970s, with Charles Robinson and J.A. Seater listed as dentists occupying the space. The adjacent shop was occupied by the Outdoor Centre Ltd., which sold saddlery and leather craft.<sup>8</sup>

Norman Willis sold the building in 1967.<sup>9</sup> The new owners were Alexandra and Menas Nicoletatos, a caterer. In 1972, they sold the building to Mark Adams, a retiree. Following his death, the building was sold to John and Tineke Findlay of Wellington and John Fijn and Laurian Ranguia of Nelson as tenants in common in 1992. They converted the former dental chambers into a restaurant, with considerable internal alterations undertaken, including the removal of various partitions to create a suitable space for 50 patrons.<sup>10</sup> It remains a restaurant to this day. At some point, the east and middle shops were merged to form one space and the door removed from the former.

The consortium sold the building to Tom and Maryke Hudig and Hazel Moffitt in 1999. It has been owned by Arthur Chan and Terence Lance Bartlett since 2010.<sup>11</sup> Flowers Et Cetera has

---

<sup>6</sup> *Wairarapa Daily Times*, 18 March 1937, p.4

<sup>7</sup> *Wise's New Zealand Post Office Directory*, 1936-53

<sup>8</sup> *Ibid.* 1953-1979

<sup>9</sup> CT WN369/264, LINZ

<sup>10</sup> Harbour Ward Building Inspector, HCC to John Fijn, 6 May 1992, ARCH52452, 280 Jackson Street - 282 Jackson Street [Part Lot 2 and Lot 3 DP 339] - Arch 52452, 1935-1994, HCC Archives. See plans on the same file.

<sup>11</sup> CT WN369/264, LINZ

been a long-standing occupant of one shop. There has been a food outlet in the other. All of the former open space at the rear of the building is now enclosed or roofed over.

## **2.2 Construction Professionals**

Architect: Edmund Anscombe <https://teara.govt.nz/en/biographies/4a17/anscombe-edmund> [retrieved 21 May 2024]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

This building occupies a prominent corner lot near the eastern end of the heritage area, where it links visually with the collection of other old buildings at the nearby street corners. It pairs interestingly with no. 284 opposite, which shares a compatible Art Deco style and similar scale, and similarly addresses the street corner; the pair form something of a gateway from the commercial area of Jackson Street to the housing along Queen Street.

## **3.2 Building or Structures**

This prominent single-storey Art Deco building is intended to be seen as a whole as it wraps around the street corner, neatly amalgamating Willis's dental chambers on Queen Street with a group of three shops on Jackson Street to form a coherent whole. The design pivots around a curved corner containing the entry to the dental chambers and reconciles the two main elements with some commonalities of form and detail, including a stepped parapet with

stylised horizontal fluting, while still clearly differentiating them according to their roles, and features a sophisticated interplay of vertical and horizontal proportions, further enlivened with strong modelling to great architectural effect.

At the curved corner, the dental chambers porch is set beneath a cantilevered semi-circular canopy. Over this is a stepped parapet with a sunk panel featuring Willis's name in elegant relief lettering and below is the pair of main doors, set back in a moulded recurved frame and reached up a short flight of steps. The symmetrical short wall panels to either side of the entry each feature a pair of tall windows in a shared moulded frame; the windows themselves, elegantly proportioned timber units with a multi-light fanlight over a casement window, are deeply recessed into the wall and divided by a slender column. The window surrounds feature elaborately moulded recurved heads with reeded panels above the windows, and stylised squared balustrade panels beneath the windows. Adjoining these wall panels on either elevation, the flanking section of façade is projected forward slightly. On the left, returning down Queen Street, the dental chambers wall panel has two pairs of the same windows under a stepped parapet. On the right, running along Jackson Street, are the shops, also combined into a single façade panel.

The shops are rather plainer than the dental chambers. These are tied into a single block by the stayed verandah (this lines neatly with the building to the west) and a common parapet. The latter has a slightly raised central section featuring a sunk panel between a mirrored pair of relief panels and a stylised koru over a sunburst motif. The parapet is divided by plain vertical pilasters between the shop spaces. There is a row of obscure glazed overlights sitting just above the verandah, set into a recessed frame in the plasterwork.

Under the verandah, some changes of material and detail are evident at the shopfronts when compared with the original drawings, presumably made to save a useful amount of cost to the rental part of the building. The westernmost shopfront is in a relatively original state. It features a recessed entry with splayed display windows in timber above plastered plinths on either side, a threshold made of bordered terrazzo and a distinctive original door. The middle shop retains the threshold and display windows, but has a replacement door, and the eastern shopfront has been significantly altered.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The building is an illustration of the role of private health provision at a particularly significant point in the country's history - near the end of the Depression and at the start of the first Labour government's expansion of the welfare state.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.

<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: <i>Moderate</i>
	The building was designed by the nationally important architect Edmund Anscombe. Apart from the possible exception of the building's first owner and occupant, dentist Norman Willis, the building is not known to have been associated with any other people or organisations of note.
<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: <i>Low</i>
	The building has long shed its role as dental chambers and its conversion into a restaurant has mostly removed evidence of how the building was utilised for that purpose.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The former dental surgery is a confidently designed and prominently situated building, capably executed in a distinctive Art Deco style. It has a strong presence in the streetscape
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Aside from the altered shop spaces, the exterior of the building is largely unchanged from when it was built and it has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not particularly old in the context of Petone.

vi) <i>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.</i>	Level of Significance: <i>High</i>
	The former dental surgery is a prominent feature of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It is situated on a prominent corner site, opposite a comparable Art Deco building, and it stands out in the local streetscape. It makes an important contribution to the overall character of the heritage area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
ii) <i>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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Purpose-built dental chambers of this quality and prominence are relatively rare in the wider region, and rarer still with attached shops. There is certainly no other building like it in Petone.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This building is a fine example of an inter-war purpose-built dental chambers.

## 5. Place information

<i>Reference</i>	<i>H125</i>
<i>Address</i>	<i>278-28- Jackson Street, Petone</i>
<i>Legal description</i>	<i>Part Lot 2-3 Deposited Plan 339</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H126 295-297 Jackson Street, Petone (1929)

Commercial Building



295-297 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024



# 1. Summary of significance

This is a good example of a two-storeyed, late 1920s mixed-use commercial building, with residential accommodation at the first floor and shop and service spaces at the ground floor. This building has had a prosaic and generally unremarkable history, being established as two shops and a residence in 1929 and has kept that role ever since.

The building is a visually interesting and adeptly designed work of architecture. Its simple and sparsely ornamented Stripped Classical idiom takes advantage of its prominent corner site to draw attention. As the western bookend of a small group of old buildings in this block, it makes an important contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

This building was almost certainly constructed for Ada Rising (née Hartley), the wife of Robert Rising, a draper, in 1929. The architect is not known. The land was originally subdivided in 1905 and purchased by Richard Gurney, a manufacturer. The following year, Elsie Tringham,<sup>1</sup> wife of lawyer Charles Tringham, whose family had significant investments in Petone property, bought the section.

In 1929, the property was purchased by Ada Rising. Street directories identify the address as being occupied for the first time that year – by Robert Rising’s drapery shop, on the corner, and by Christian Nisson, a hairdresser in the shop alongside (no.297).<sup>2</sup> On 8 August 1929, an advertisement for the shop noted ‘Rising’s Drapery, new premises, 295 Jackson St.’<sup>3</sup> The Risings had previously had their drapery business at 235 Jackson Street, which they took up in the early 1920s;<sup>4</sup> the first advertisement for the shop was in 1923.<sup>5</sup> Robert Rising (1869-1945) was born in Islington, Middlesex and emigrated to New Zealand with his family by 1890. He married Ada Hartley (1880-1965) in 1908.

At some point prior to 1939,<sup>6</sup> a shop was built at the rear of the section facing Kensington Avenue (then Elizabeth Street). This stand-alone building, which is still on the same title as the main building, had an apartment built on and around it in 2019.

By 1938, Ada Rising had taken over the corner shop from her husband, but within a few years it was leased out to another draper, Thomas Wallace, who kept the lease for a significant period.<sup>7</sup> Nisson moved to no.299 by the late 1930s; he was replaced by Stuart Burns, a chemist and then a series of bootmakers.

---

<sup>1</sup> CT WN142/273, LINZ

<sup>2</sup> Wise’s New Zealand Post Office Directory, 1930

<sup>3</sup> *Evening Post*, 8 August 1929, p.3

<sup>4</sup> Wise’s New Zealand Post Office Directory, 1920-24

<sup>5</sup> *Dominion*, 23 June 1923, p.1

<sup>6</sup> As gleaned from aerial image SN128, retrolens.co.nz.

<sup>7</sup> *Ibid.* 1938-1953



295-297 Jackson Street, pictured in 1978. (Charles Fearnley Collection, 50003-1119, Wellington Hutt City Libraries)

Ada Rising's ownership lasted until her death in 1965, at which point the property was transferred to her daughter Mildred Henderson.<sup>8</sup> She built a vertical awning to shelter pedestrians in 1970.<sup>9</sup>

The shops were leased to Jewell's Delicatessen and Murray Beauty Salon in the 1960s and they kept those uses well into the 1970s, even though the businesses changed.<sup>10</sup> At some point, an elevated lean-to (and, later a deck) were added to the rear of the building. No record of these additions has been found, but aerial images suggest they might have been built in the 1940s.<sup>11</sup>

In 1973, the property was bought by tailor George Yiasoumi and his wife Margaret. During his tenure, the Petone Borough Council asked him to fix a range of faults in the first floor flat.<sup>12</sup> In 1986, the building was purchased by Virginia Lui and Keith Chan.

Two years later, Richard Martin and Charles Atkinson bought the property. They ultimately converted it into four unit titles – three associated with the main building and one for the

---

<sup>8</sup> CT WN142/273, LINZ

<sup>9</sup> Building Application Form, 13 April 1970, ARCH41650, 295 Jackson Street - Arch 41650, 1968-1991, HCC Archives

<sup>10</sup> *Wise's New Zealand Post Office Directory*, 1965-1979

<sup>11</sup> The aerial imagery is grainy and therefore inconclusive, but the lean-to looks in place by 1951, if not earlier. (See SN570, retrolens.co.nz).

<sup>12</sup> Chief Borough Health Inspector to George Yiasoumi, 12 October 1976, ARCH36023, 295 Jackson Street - Arch 36023, 1964-1983, LINZ

shop/apartment at the rear.<sup>13</sup> In recent years, both shops have been occupied by hairdressers.

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

No. 295-297 occupies a corner site at the east side of a major crossroads, with a rear yard accessed from Kensington Avenue, which enable three elevations of the building to be seen from the street. It is the western bookend of a small group of interesting old buildings on this block. At the rear, modern decks and steps have been added to give access to the first-floor apartments.

The north side of the site contains a standalone shop of similar vintage that has recently (2019) been converted into a residential unit. This building retains the original shopfront and side walls, with the new construction set to the rear and above, and it has a distinctive presence in the streetscape that complements No. 295-297.

---

<sup>13</sup> CT WN53C/644, LINZ

## 3.2 Building or Structures

### 3.3 Building

This is a typical two-storey mixed-use building of the late 1920s, containing two shop spaces with accommodation above, divided in plan with a full-height party wall. Occupying about half of its site, it is constructed in reinforced concrete with a smooth plastered finish and timber window and shopfront joinery. It is designed in a sparse Stripped Classical idiom; the design has a strong architectural rhythm and interplay of vertical and horizontal elements and motifs. The (comparatively) steeply pitched stayed verandah is used purposefully in the composition.

The shopfronts face Jackson Street, with a return along Kensington Avenue under the verandah. These appear to be the original, with plain plastered window plinths and surrounds, fine timber display windows with leaded glass fanlight panels, tiled thresholds, and glazed entry doors, also with leaded overlights.

The main elevation wraps around a broad chamfered corner to return along Kensington Avenue, bringing with it part-way the verandah and the main parapet lines. It is separated into horizontal bands with moulded string courses at the first-floor window sills and heads, a heavy moulded plaster cornice, and a parapet with a further string course. The vertical proportions of the windows and the chamfer play against these lines. The chamfer features a large display window at the ground floor and a semi-octagonal oriel window at the first floor. The upper elevations are almost symmetrical about the corner with three evenly spaced windows on each length – double casements with fanlights along Jackson Street, whereas the northernmost window on Kensington Avenue is a triple casement. Each window is set in a shallow moulded plaster frame with a stylised aedicule, which adds considerable visual interest to the facades.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Low</i>
	The building is not known to have been associated with any individual or organisation of note.
<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: <i>Moderate</i>
	The ground floor of this building has been used for a variety of retail outlets since 1929.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	This building is adeptly designed in a sparse but visually interesting Stripped Classical idiom; further interest derives from the way it wraps around the street corner.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building has a very high level of physical integrity, with little change evident since its construction.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not particularly old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The building is a prominent feature of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. It is part of a small group of old buildings in this block. Its location on an important corner site helps it stand out in the local streetscape and it makes an important contribution to the overall character of the heritage area. The second (former) shop on the site adds further interest.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.

<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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Inter-war shop/residences are not rare in Petone or wider Wellington.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of an inter-war shop/residence.

## 5. Place information

<i>Reference</i>	<i>H126</i>
<i>Address</i>	<i>295-297 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lot 133 DP 1232</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve, but excluding the separate two-storey building located at 2A Kensington Ave.</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H127 320-326 Jackson Street, Petone (1928) Commercial building



320-326 Jackson Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

Even though this building has had a fairly prosaic history, it nevertheless has high overall heritage value. It had a long association with the Gibbons family (Harry Gibbons and descendants) who built the building and then owned it as an investment property for a further 93 years. The building was designed by the accomplished Wellington architectural firm of Swan Laurence Swan.

The design is a capable work of inter-war architecture, designed in a confident Stripped Classical style that clearly differentiates its shop and residential functions, and is intended to be seen wrapping around the street corner. It is notable for its interplay of horizontal form and vertical proportions, the heavily modelled detailing of its main elevations, and its strong architectural rhythm. Set on an important intersection that features a collection of interesting old buildings at each corner, it has a strong and distinctive presence in the streetscape. As the eastern bookend to the heritage area on the south side of Jackson Street, it makes an important contribution to the wider streetscape, visual character and heritage values of the wider area, and the historic quality of the area in turn reinforces the heritage values of this building.

## 2. History

### 2.1 History of the place

Harry Gibbons (1861-1941), a retired merchant of Kelburn, bought the land this building occupies in 1926. It encompassed three lots, which he subdivided into two parts. The larger, two lot section, on the corner of Bolton and Jackson Streets, was chosen by Gibbons to be the site of a new building. The other lot was sold by Gibbons in 1935.<sup>1</sup>

Gibbons commissioned the noted Wellington architectural firm of Swan Lawrence Swan to design the building. The plans are initialled and signed by Lawrence. The building was to contain four shops/residences and one flat. The residences occupied the area behind the shop and then, via a staircase, rooms above, so lessees of a shop also got accommodation. The flat was in a two-storey, self-contained addition to the main building that had its own address (43 Bolton Street). Plans were completed in August 1927<sup>2</sup> and tenders called the following month.<sup>3</sup> The contractors were H.G. Field and Co. The contract price was £9,000.<sup>4</sup> It is assumed that the building was ready for occupation early in 1928.

Harry Gibbons was born in Lincoln, England and came to New Zealand in 1884. His business, H.C. Gibbons and Co., had a two-storey building on Lambton Quay where he sold seeds, bulbs, garden implements, flowers and flower arrangements and much more. He also had six hectares of nurseries in the Hutt Valley that supplied the shop with fruit, ornamental and shelter trees. He married Annie Young in 1890 and the couple had five children. Both of their sons died in World War I.<sup>5</sup>

---

<sup>1</sup> CT WN311/19, LINZ

<sup>2</sup> See plans in ARCH62760, 320-326 Jackson Street PETONE - Arch 62760, 1927, HCC Archives

<sup>3</sup> *Dominion*, 17 September 1927, p.3

<sup>4</sup> Application for Building Permit, 3 October 1927, ARCH3305, 326 Jackson Street [PETONE] - Arch 3305, 1927-1991, HCC Archives

<sup>5</sup> 'Harry Clifton Gibbons', <https://friendsofkaroricemetery.co.nz/harry-clifton-gibbons/>, [retrieved 12 May 2024]





*320-326 Jackson Street in 1978, with Bluebird Corner proudly displayed on the verandah hoardings. (50003-1113,; Charles Fearnley Collection, Wellington City Libraries)*

The first occupants of Gibbons' building were an ironmonger, a leather manufacturer, a women's clothing shop, and a confectioner. Turnover of lessees was reasonably brisk in early years. By 1953, the tenants were Wardrobe Specialists, Musical House, Rosaline Beauty Salon and the Blue Bird Cycle Shop. The latter two were long-standing occupants.<sup>6</sup> Blue Bird Cycles, which became something of a Wellington institution, later named the Jackson / Bolton Street intersection 'Blue Bird Corner'.<sup>7</sup> More recently, Williams Gallery, chartered accounts Edward Christian and Sewing Machine Services have been occupants.

Gibbons died in 1941 and his estate was managed by the Public Trust, which transferred the building to Alice Hall, one of Gibbons' daughters. The building remained in the hands of the Gibbons family for the next 60 years, during which time it was managed by a family trust.<sup>8</sup> In 2021 it was sold to Stavros Perikos and Evangelia Pericos.<sup>9</sup>

The building has had a number of internal and external changes, mostly notably the shopfronts, which were extensively altered in 1973 to designs by Project Planners New Zealand Ltd. The work was undertaken by contractor Clench Brothers Ltd.<sup>10</sup> Internally, the flats above the shops were detached from the shops (date unknown) and then separately let. That required separate access to the flats to be established (on Bolton Street), so today the flats have a Bolton Street address.

---

<sup>6</sup> *Wise's New Zealand Post Office Directory, 1930-53*

<sup>7</sup> Image 50003-1113, Petone Public Library

<sup>8</sup> It seems highly likely that despite the fact that there were names listed on the CT, the building remained in a family trust (AL Hall Settlement) most of that period. In 1991, in a letter to New Zealand Post, Gawith & Co, who acted for AL Hall Settlement trust, noted that the Trust was the owner of the building.

<sup>9</sup> CT WN377/275, LINZ

<sup>10</sup> See documentation on ARCH3305, 326 Jackson Street [PETONE] - Arch 3305, 1927-1991, HCC Archives

## **2.2 Construction Professionals**

Architects: Swan Laurence Swan <https://wellingtoncityheritage.org.nz/architects/lawrence-and-swan> [retrieved 21 May 2024]

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The streetscapes of the residential and commercial areas are diverse in visual, architectural and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. Jackson Street is emblematic of this. Its historic centre extends over nearly a kilometre from its western terminus near Tory Street to the east, near Cuba Street, and comprises a long run of characterful old commercial buildings lining both sides of the street. It is notable for its consistent two-storeyed scale and dense urban pattern of buildings constructed to the property line with verandahs, for the great variety of its buildings, which date from the late 19th century through to the 1950s, for the architectural quality and visual interest of the buildings, and for its collection of good corner buildings that address the many intersections. These qualities confer a distinctive and coherent historic character to the area.

This building occupies a prominent corner site at a major crossroads intersection at the east end of the heritage area. Each corner has an interesting old building on it, making it an important group in the local streetscape. Its westerly neighbours are largely non-descript single-storey buildings, revealing most of the gabled western party wall, while the relatively wide rear yard of the building (divided between courtyards and parking space) backs onto the low-rise residential neighbourhood of Bolton Street, which means it can be seen largely in the round.

## **3.2 Building or Structures**

This is a typical, large two-storey shop/residence complex of the inter-war period. As built, this two-storey structure contained four two-storey shop/house units in a row, laid out in more or less mirrored pairs about a central access passage / lightwell / drainage well which linked to an arched gate at Jackson Street. Each unit had first floor bedrooms over the ground floor shops, living spaces, and kitchen and utility rooms. A semi-detached two storey flat was built over the back half of the eastern two shop/house units; the latter had an entry porch on

Bolton Street and a second entry and stair at the rear; the first floor contained all functions except the laundry. The building largely retains this subdivision today, although the residential units have all been separated from the shop units, with addresses on Bolton Street, and the two eastern shops have been amalgamated into one unit.

The building is constructed in brick, with reinforced concrete bands at the intermediate floor and roof levels, concrete lintels, and some supplementary steel structure. The exterior elevations are all finished with a smooth plaster; plain surfaces to the west and south elevations and highly modelled decorative surfaces to the main elevation. The roof plan, divided lengthwise by party walls, is a complex set of hips and blind gables worked around the central lightwell and another lightwell on the west side. Unusually for Jackson Street, a number of chimneys still survive, each plain plastered affairs with a moulded cornice near the top.

The building is designed in a forthright and accomplished Stripped Classical style, designed to be seen as it wraps around the street corner. It makes good use of the contrast of horizontal and vertical and is notable for its strong architectural rhythm. It is symmetrically arranged about the centre (here is a metal rain-head embossed with '1928') and divided into three bays by rectangular pilasters that sit on a continuous plinth line and extend to the entablature. The main section is a double-width bay containing four multi-light double-hung windows in two evenly spaced pairs, each with an elaborate moulded plaster surround and flat pediment. The single-width corner bays project slightly forward of the middle, and each has a semi-circular arched window flanked by lower single windows in moulded surrounds. The entablature has heavy mouldings and culminates in a bold cornice with dentil blocks, below a unifying flat parapet; the central bay has a shallow gabled pediment.

The chamfered shopfront corner, originally containing the entry to the eastern shop, is given visual weight by the matching form of the verandah and by a pair of massive corbel brackets set above the overlights and under the first floor.

The Bolton Street elevation has a single return bay following the pattern of the main façade, but with a single semi-circular arched window. The next bay south, which is the residential accommodation, has a plain wall surface, divided by the continuation of the base moulding and the first-floor plinth moulding, and is finished with a plain horizontal parapet. The wall surface is pierced by windows at both floor levels, all multi-light double-hung units deeply set into the wall, with projecting sills. A narrow recessed bay, containing a front door, spaces the rear two-storey block off the main body of the building. Again finished with plain wall surfaces, it is leant visual weight by a projecting eave line on abstracted console brackets. The eave wraps around to the south. The rear elevations are functional and plain, and largely as original.

Below the verandah, the shopfronts are modern work, dating to 1973; the surviving original feature is the segmental-arched opening to the lightwell passage, which is now infilled with a solid door. The stayed verandah is likely to be the original, although the stays may be replacements. A row of over-light windows is set hard above the verandah to light each of the shops (these have been covered over above the passage).

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The building has made a lengthy contribution to the commercial life of Petone and Jackson Street in particular.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	The building was owned by seed merchant Harry Gibbons and his descendants for nearly a century, and was designed by the prominent Wellington architectural firm of Swan Lawrence Swan. Otherwise, the building is not known to have been associated with any individual or organisation of note.
<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: <i>Moderate</i>
	The ground floor of this building has been used as a retail outlet since 1928.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The building is a carefully considered piece of architecture, capably designed in an accomplished Stripped Classical style. It is elegantly proportioned and detailed and has strong presence in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is constructed with materials and techniques in common use at the time

iv) <i>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.</i>	Level of Significance: <i>High</i>
	The building retains a high level of integrity in the form and fabric of its upper façade and its secondary elevations. (The shopfronts date to 1973.)
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not particularly old in the context of Petone.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The building is part of the Jackson Street Heritage Area, a highly authentic streetscape with buildings from the late 19th to the first half of the 20th century. As the easternmost building in the heritage area, no. 320-326 is a bookend for the area that makes an important contribution to its character.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
ii) <i>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: <i>Low</i>
	No especial public esteem or sense of community is thought to exist for this building.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Inter-war shop/residences are not rare in Petone or wider Wellington.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of an inter-war shop/residence.

## 5. Place information

<i>Reference</i>	<i>H127</i>
<i>Address</i>	<i>320-326 Jackson Street, Petone</i>
<i>Legal description</i>	<i>Lots 161 &amp; 162 DP 1232</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Jackson Street Heritage Area, List no. 7369</i>

Report dated: May 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H128 21-23 Kensington Avenue, Petone

Former Petone Memorial Technical College - Weltec A (1936 former Classroom Block), B (1967 Workshop) and C (1930s-40s Workshop)



A Block, May 2024



B Block, July 2024



*C Block, July 2024*



*Aerial imagery, HCC GIS Viewer, April 2024*



# 1. Summary of significance

The Petone campus of WelTec contains three pivotal but markedly different buildings that have been a key part of its history since the 1930s. The former Classroom Block and the two workshops (plus additions) have provided purpose-built facilities for generations of students despite the many changes to the role and functions of the institution over its history. The buildings represent the influence of their various designers, who in turn have tried to reflect the purpose and requirements of the buildings in their designs, each in the idiom of the day.

A Block was designed by architect Bertie Kelly in 1936 in a simple but handsome neo-Georgian idiom and constructed in timber. It is a long and sleek building that has a strong presence in the landscape at the southern end of the Petone Recreational Grounds.

B Block was designed by well-known Wellington architects Houghton & Mair in 1967. It is notable for its distinctive architecture, most particularly the dramatic oversailing folded roof that floats with little apparent support above the bulk of the building, and the visually engaging interplay of materials and textures of its elevations. It has a strong presence in the local streetscape, where it pairs with the adjacent C Block, and, although partly masked by maturing trees, also has presence on the Petone Rec side.

C Block is notable for its distinctive Moderne style, characteristic of the work of the Government Architect of the day, and for its strong architectural presence in the local streetscape, but also for the skillful way the third floor was added to the front block in 1935. The back block, which follows the same form but has little architectural distinction, can be seen looming on the edge of the Rec behind a screen of maturing trees.

This group of three buildings is important for the way each tells the story of the institution, for the distinctive architecture of each that marks them of their time, for the contribution to the streetscape of Kensington Avenue of B and C blocks, and for the contribution of A block in the landscape of the Petone Rec.

## 2. History

### 2.1 History of the place

The establishment of a technical college at Petone was directly linked to the borough's already well-established role as an industrial hub. This was partly the outcome of Railways' decision to build workshops there in 1877. It was soon complemented by the likes of Gear Meat and the Wellington Woollen Mills; all the industrial activity made Petone the workshop of Wellington.

With much of the available workforce in Petone engaged in its local industries, there was a need for skills training. By the turn of the 20th century, the country had already established a number of technical colleges that provided vocational training and adult education to school leavers. There was already a technical college in Wellington and Petone's leaders could see the value in providing one of their own, with the support of local industry crucial in providing the necessary funding.

In the early 1900s, Petone community leaders banded together, with the support of the Petone Borough Council, to create the Petone Technical High School. It was established in 1904 and initially operated from 'make-shift and rented buildings' and then took over the large, two-storey house, Sunnyside, later known as Price's Folly. It was run by a Board of Managers, who were drawn from the borough's industries.

By 1908, and with the support of government funding, the school was able to construct its first purpose-designed buildings, a two-storey brick structure with timber workshops at the rear. Designed by well-known Wellington architect Frederick de Jersey Clere, it was on Petone Borough Council land adjoining the Petone Recreation Ground. Students studied carpentry, plumbing, engineering, domestic science and more. All these classes took place at night, but over time it gradually became a 'dual institution, a co-educational technical high school by day and a technical institute by night.'<sup>1</sup>

Petone's industry continued to develop in the first few decades of the 20th century, allied to a fast-growing population. Demand for the institution's courses grew to the point that, by the 1920s, a new building was needed. Residential sections on Kensington Street were purchased and the institution expanded with a new two-storey workshop. Designed by the office of Government Architect John T. Mair in a Moderne style, it opened in 1932. The first steel frame structure in Petone, the building was designed as a direct response to the Napier earthquake, and its architecture was no doubt strongly influenced by the re-building in Hawkes Bay.<sup>2</sup> The builder was Fletcher Construction.<sup>3</sup> The new building expanded the range of specialised training on offer.



*The new workshop building, on the point of completion, 7 April 1932. An extra floor was added three years later. (EP-3264-1-2-G, Alexander Turnbull Library)*

---

<sup>1</sup> Butterworth, Susan 1989, *Petone: A History*, Petone Borough Council/Ray Richard Publisher, Wellington p.213

<sup>2</sup> *Evening Post*, 20 April 1932, p.9

<sup>3</sup> *Evening Post*, 20 April 1932, p.9

At this point, the institution changed its name (and not for the last time) to Petone Memorial Technical College. The chairman of the Board of Managers, David McKenzie, said it was being dedicated in honour of the pioneers who landed on the Petone beach in 1840, there being no other commemoration of that event in Petone.<sup>4</sup>

Another consequence of the Napier Earthquake was an assessment of the condition of the school's first building, which found it to be in a poor state and unable to be remediated. It was demolished and tenders were called for a new, two-storey classrooms in timber, designed by architect Bertie Kelly, by then house architect to the Board of Managers. Something of a school building specialist, he also did work for the Wellington Education Board. He was later joined in practice by John L. Mair, John T. Mair's son to form Kelly and Mair. A grant was provided by the government to cover the cost of the new building.<sup>5</sup> The contractor was J.H. Meyer and Co. and the estimated cost was £10,690.<sup>6</sup> The building was opened by the Governor-General Lord Galway before a large crowd on 9 December 1936. Also in attendance was the Minister of Education, Peter Fraser, and various local mayors and Petone councillors.<sup>7</sup> Along with the additional classroom space, the building contained the principal's office and main office. That same year, the college was renamed the Hutt Valley Memorial Technical College 'to more adequately [express] the scope of the school's activities'.<sup>8</sup>

An ever-expanding roll meant the school was still short of workshop accommodation. Two additions were made to the workshop building in the 1930s. The first was a combined project - the addition of a third storey to the workshop and one storey motor workshop to the rear. Designed by Bertie Kelly in a style closely matching the original building, the additions were estimated to cost about £4,000. The contractor is not known. Tenders were called in August 1935 and the work completed later that year. In September 1937, more tenders were called for additions to the workshop. Again designed by Bertie Kelly, the additions completed 'the present one-storey half gable by the addition of another room of the same size as the present motor workshop and the building of another one storey wing to the north of the rear entrance to the main workshop.'<sup>9</sup> The contractor is not known.

By the end of the 1930s the college's roll included 333 full-time students, 609 enrolled in part-time manual training and nearly 850 attending evening classes.

In 1945, following another significant increase in the roll, a large new wing was added to the workshop. Parallel with the existing building and matching its height and width, it was erected on the boundary with the Petone Recreation Ground. Again designed by Bertie Kelly, it was completed in 1946.<sup>10</sup>

A significant increase in demand for technical day classes saw a national plan formulated in 1956 to separate technical high schools from technical institutes. Petone was proposed to become a centralised technical institute, which ultimately meant a new college would have to be established elsewhere. In 1958, the school became single-sex, with girls shifting to Waiwhetu Girls School. In 1960, the college was renamed the Central Technical College.

---

<sup>4</sup> *Evening Post*, 20 April 1932, p.9. This absence was remedied in 1940 with the construction of the Petone Settlers' Museum as a Centennial project.

<sup>5</sup> *Evening Post*, 30 October 1935, p.9

<sup>6</sup> *Evening Post*, 12 December 1935, p.5

<sup>7</sup> *Dominion*, 10 December 1936, p.10

<sup>8</sup> *Dominion*, 2 July 1936, p.13

<sup>9</sup> *Evening Post*, 6 October 1937, p.20

<sup>10</sup> *Evening Post*, 5 February 1945, p.2. Image WA-02086-F (ATL) shows that the addition was still under construction early in 1946.

Within a year it was renamed again, this time to the Central Institute of Technology (CIT). A new boys' technical high school – Hutt Valley Memorial Technical College – moved to South Street in 1963.

That same year, a second workshop was planned. It was designed by Haughton and Mair (John L. Mair) and replaced a row of houses on Kensington Avenue taken for the college. The new building, with its distinctive folded roof, was not completed until 1967, partly because of uncertainty about the future of the Petone institution. A new Central Institute of Technology was under consideration at Heretaunga. This was eventually planned and built and in 1976 took over the CIT title. The Petone institution became the Petone Technical Institute.

In 1979, a new, eight-storey building was erected on Kensington Avenue, behind the main building. In 1987, there was another name change – to Hutt Valley Polytechnic – to recognise the catchment for the institution. In 2001, an amalgamation of the polytechnic and the Central Institute of Technology took place, creating WelTec. Petone became the main campus. Changes were made to several buildings at this time. Designgroup Stapleton Elliott undertook changes to the interior of the 1930s Workshops and to the main building to adapt it to administrative use. An extra floor was also incorporated into the 1967 Workshops.

The campus has been jointly managed and governed with Whitireia Community Polytechnic since 2015-16 and in 2004 offered courses in business studies, built environment, hair and beauty, health, hospitality, computing and IT, traders and veterinary nursing.<sup>11</sup>

## 2.2 Construction Professionals

John T. Mair / B.F. Kelly / Kelly and Mair / Haughton and Mair

*John Mair*: <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas> [retrieved 21 June 2024]

*Bertie Kelly / Kelly and Mair*: <https://wellingtoncityheritage.org.nz/architects/bertie-fleming-kelly> [retrieved 21 June 2024]

Haughton and Mair:

Haughton, Son & Mair had emerged out of Crichton and McKay, one of Wellington's oldest and most enduring practices. Crichton and McKay had been formed in 1901, and when long time staff member Vivian Haughton was made a partner in 1923, their name changed to Crichton, McKay and Haughton. Despite the departures of Crichton and McKay by the late 1920s, the firm was not renamed to Haughton, Son & Mair until 1946.

As Haughton, Son & Mair the firm designed the Khandallah Presbyterian Church, home to E. Mervyn Taylor's 'The Ascension of Christ' (1959).

Later they operated as Haughton & Mair, notably completing Anvil House (138 Wakefield Street, Wellington, 1951) and CIT Campus (Heretaunga, 1965-1972). Much later the firm became Bullement Fortune Architects (BFA) and continued to operate until 2018, when the remaining staff joined McKenzie Higham Architects.<sup>12</sup>

---

<sup>11</sup> See <https://www.whitireiaweltec.ac.nz/current-students/our-campuses/petone-campus/> [retrieved 21 June 2024]

<sup>12</sup> See 'Haughton, Son and Mair', <https://publicart.nz/organisation/haughton-son-mair> [retrieved 21 June 2024]

## 2.3 Sources

See footnotes

### Secondary

Petone Memorial Technical College (Former), Weltec Petone Campus, 23 Kensington Avenue and Buick Street, Petone, Lower Hutt 5012, List no.9752 url: <https://www.heritage.org.nz/list-details/9752/Listing#details> [retrieved 21 June 2024]

## 3. Physical Description

### 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. The streetscapes of the residential and commercial areas are diverse in visual, architectural, and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

The Weltec precinct borders the south and east sides of the Petone Recreation Grounds between Elizabeth Street and Kensington Avenue, with its major buildings – A Block, B Block and C Block – ranged between the road and the boundary of the park. This places them into an open and expansive setting that enables them, largely, to be seen in the round. With the discordant exception of the seven-storey tower block, which is one of the tallest structures in the area and which visually dominates the campus, the major Weltec buildings are relatively low and consistent in scale.

A Block is physically set apart from its post-war relatives, with its main elevation facing west, looking out to the Petone Recreation Ground (it is a feature in the landscape of the park), and its rear elevation largely screened from view by the tower block (this can be partly seen via paths that run around the back and link to a service alley. It is of roughly comparable scale to the later B and C Blocks, although lower in overall height.

B and C Blocks sit together on Kensington Avenue, north of the tower block, both of comparable scale. There are modest gaps between each building (infilled with structures that block off views to the park). The contrasting architecture of the pair contributes visual interest in the local streetscape; the western elevations of both are somewhat visible from the park but are partly screened by trees growing in the margin.

## 3.2 Buildings

### A Block

This two-storey building is designed in an elegant symmetrical neo-Georgian idiom, with lengthy wings extending either side of a central portico, giving its appearance something of an American collegiate sensibility. The design is notable for its simple symmetrical composition, its strong architectural rhythm, its long and sleek proportions neatly counterbalanced with strong vertical elements, and for the clever use of contrasting but simple building materials to enliven the elevations.

The building is timber framed with a modern metal tile roof (in place of the original Marseilles tiles) and the walls are clad with broad rusticated weatherboards and trimmed with heavy corner boards. The central portico stands forward and above the wings. The central entry door is flanked by tall windows, matched by windows at the first floor above, and the elevation of the portico is divided up by giant-order reeded pilasters supporting a stylised entablature, with dentil mouldings under the eave of the hipped roof standing in for a cornice. The flanking wings are clad with wide bevel-back boards at the ground floor and narrow bevel-back boards at the first floor, and both floors are pierced with a regular pattern of tall timber windows.

As it stands today, the building has become roughly G-shaped in plan, with return wings at the north and south ends; its eastern elevation is almost entirely obscured by the modern building on Kensington Avenue.

### B Block

B Block is a distinctive medium-rise 1960s mid-century Modernist building that has a dominant presence in the local streetscape. Its design, by well-known Wellington architects Houghton & Mair, is clearly influenced by trending ideas in industrial architecture of the day, bringing some factory-like features and ideas to an institutional building, including some of its structural form and ideas of top-lighting working spaces. Almost square in plan and four storeys high, its exterior is articulated and modelled to create architectural interest. The building is most striking for its dramatic folded-plate floating roof structure which sails over the top of the building with little visible support above a band of clerestory glazing, which suffuses the top floor with daylight.

Its composition is divided into three horizontal layers that offer contrasts of form and materials while maintaining a strong architectural rhythm: a base, consisting of two levels of glazing between a grid of exposed concrete columns and beams (on the east, but a single level of glazing on the west), a solid concrete wall section above this, finished with cast-in geometric patterns, and the roof. The four elevations are broadly similar in appearance; the main entry is on the north side, flanked by a blanked-off wall panel, and there is a curious oriel window on the centre of the west wall, overlooking the park.

### C Block

C Block is designed in a lively Moderne style by the Government Architect, characteristic of the office's work of the early 1930s. Built of reinforced concrete over a structural steel frame, and surfaced with a smooth plastered finish, the main elevation of the long and slender front block faces east to Kensington Avenue; the extent of the building visible from the street understates the considerable size of its finished form. The composition is symmetric about the centre, with a predominant vertical proportion and is notable for its interplay of vertical and horizontal decorative features and for the grid of large industrial windows that contributes a strong architectural rhythm in the streetscape of Kensington Avenue.

The main entry is housed in a projecting central single-storey block; above this, the central section of the façade is rendered with abstracted fins that separate groups of tall narrow windows at each floor, forming a stylised tower. This section is flanked by three bays on either side formed with stylised pilasters; the first two stories are framed with windows over moulded spandrel panels; the third storey sits atop the original cornice and has matching windows separated by stylised pilasters. The side elevations are unremarkable, and the west elevation to the park is a much-simplified version of the main elevation, shorn of detail and partly concealed by trees.

C Block stands today as the sum of a series of major additions and changes made early in its life. The third-floor addition to the front section is seamlessly executed; the outside walls of the link buildings to the west block also marry in neatly, and the later west block largely follows the scale and proportion of the east block, although little of its architectural detail, to form a coherent whole. The east and west blocks sandwich a series of tall single-storey structures that completely fill in the gap. All the roofs, which are by and large concealed from the street, are hipped. Modern aluminium windows have replaced the fine original steel windows, detracting from the look of the building.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The role of technical schools in providing a technical education for New Zealand children and adult education has played a huge part in the New Zealand education system. In complementing academic study and learning it has provided the country with an appropriately skilled workforce.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The opening of the various buildings that are the subject of this inventory were all notable events in Petone history, particularly the opening of the former Classroom Block in 1936.
<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: <i>High</i>
	The buildings are associated with the various boards of managers/governors that managed the institution for many decades, with its architects, particularly Bertie Kelly, who worked on two of the major buildings and had a long association with the technical college. It is also noteworthy that both John and Lindsay Mair worked on the institution at different periods.

<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: <i>High</i>
	There has been secondary and tertiary technical education offered on this site since 1908. Generations of students have learned trades and other skills that they have used to make a living and contribute to society.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	<p>A Block is designed in a neo-Georgian idiom, notable for its symmetrical composition and elegant proportions, its strong architectural rhythm, and the clever use of simple materials to enliven its design.</p> <p>Designed by well-known Wellington architects Houghton &amp; Mair, B Block stands out in the local streetscape for its lively and distinctive architecture, most particularly the floating sawtooth roof and geometrically patterned facades, that contrasts with its rather staid neighbours.</p> <p>C Block has a simple but lively Moderne design characteristic of the work of the Government Architect of the day; it is notable for its strong presence in the streetscape, generated by its dominant central tower feature and rhythmic composition.</p>
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	<p>The buildings were all constructed with materials and techniques in common use at the time.</p> <p>The innovative floating folded plate roof of B Block is of some technological value.</p> <p>C Block is notable for being the first steel-frame building constructed in Petone post the Napier earthquake.</p>



<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Each of the buildings has a high level of physical integrity, and the appearance of each remains largely as it was when first constructed.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	None of the buildings are particularly old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The group of buildings tells the story of the growth and development of the campus, each of a different time and architecture. B and C Blocks makes a strong positive contribution to the local streetscape. A Block is a feature in the landscape of the Petone Rec.

<b>Social Values</b>	
<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: <i>Moderate</i>
	Some students will have a special connection to the Petone campus as a place that has provided them with a formative life experience.
<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: <i>High</i>
	The Petone campus buildings, particularly the former Classroom Block, are highly visible and well known in the Petone community. The institution has had a long and positive presence in Petone life.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	The place is not rare or unique in the Wellington region or nationally.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	The buildings included in this listing are fine examples of a spectrum 20th century collegiate buildings designed for technical education.

## 5. Place information

<i>Reference</i>	<i>H128</i>
<i>Address</i>	<i>21 Kensington Avenue, Petone</i>
<i>Legal description (Block A)</i>	<i>Section 1 SO 24800</i>
<i>Legal description (Block B)</i>	<i>Lots 11, 12, 13, and 14 DP 8102</i>
<i>Legal description (Block C)</i>	<i>Lots 15, 16, 17, and 18 DP 8102</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Petone Memorial Technical College (Former), Weltec Petone Campus, 23 Kensington Avenue and Buick Street, Petone, Lower Hutt 5012, List no.9752</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H129 27 Military Road, Boulcott (1910)

Kincaid



27 Military Road, Boulcott (date unknown), photo courtesy of homes.co.nz



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

Designed by FJ de Clere, one of Wellington's most notable architects of the late 19th and early 20th century, for his own family, Kincaid stands as a fine example of his work, notable for its varied and interesting interplay of forms and the use of proportion, modelling and materials to create strong architectural interest.

The building is also important for the decade or more it was the home of Polish refugee Ascher Wiener and his wife Essie. Wiener's story of loss, survival and escape and his subsequent business success in New Zealand and Australia was remarkable.

## 2. History

### 2.1 History of the place

This house was designed by the famous Wellington architect Frederick de Jersey Clere for himself and his family and completed in 1910. The builder was Riddler and Firth.

The land Clere acquired for his house was part of a farm bought by Petone farmer Robert Mudgway in 1899.<sup>1</sup> In 1903, he transferred the property, then 3.65 hectares in extent, to John Mudgway, presumably a relative, who farmed with him at Petone.<sup>2</sup> He in turn sold the property to seed merchant Harry Gibbons and Henry Broad, a bookbinder, in 1905. Broad sold his share of the property to Gibbons in 1906 and then, in July 1909, Gibbons sold the property to merchant Thomas Coverdale. In November 1909, Coverdale sold a part of the property to Frederick de Jersey Clere, who had, in August that year, put a caveat on the land.<sup>3</sup> Clere's share of the property was a little under a hectare.

It is not known why Clere chose to build in that area. He was living at the Glebe, a former Anglican vicarage, a short distance away in Fry Street. He had remarried in 1905, after his first wife died. In December 1909, it was reported that Clere was engaged upon plans for a house in the Hutt<sup>4</sup> and then, in April 1910, he called for tenders 'for the erection of a house in the Old Military Road, Lower Hutt'.<sup>5</sup> The sprawling house was named 'Kincaid' after his second wife Bessie's family home in Marlborough.

Clere and his family did not live in the house for long. In 1919, he sold the house to William Stuart, a retired farmer, who very quickly sold it another retired farmer, Patrick Cleary. Cleary died in 1938 and the house was transferred to the executors of his will – son Timothy and daughter Margaret, both living in Wellington. They retained the property, but started subdividing off land around the house, retaining a right of way off Military Road.

In 1943, the balance of the land plus the house was sold to Jennie Thomas, wife of James Thomas, a menswear retailer.<sup>6</sup> During their tenure, in 1949, they made changes to the house, adding skylights, removing brick chimneys and adding a sunroom to the north elevation.<sup>7</sup> The couple also sold off sections before they sold the house to Murray Carroll, a

---

<sup>1</sup> CT WN102/208, LINZ

<sup>2</sup> CT WN130/75, LINZ

<sup>3</sup> CT WN140/100, LINZ

<sup>4</sup> *Progress*, 1 December 1909, p.62

<sup>5</sup> *New Zealand Times*, 1 April 1910, p.5

<sup>6</sup> CT WN612/89, LINZ

<sup>7</sup> See 2011 Heritage Inventory entry 'Military Road, 27, Boulcott Clere House, 'Kincaid', HCC

Lower Hutt accountant in 1955. He subdivided more land and sold the balance to Ascher and Esther (Essie) Wiener the same year.<sup>8</sup>

Ascher Wiener was from Poland, a refugee from World War II. When the Nazis invaded Poland, Wiener took his parents from their home in Krakow to eastern Poland, but they (and his sister) were captured by the Germans and disappeared. He then tried to escape but was caught in Minsk (the capital of Belarus) and conscripted into Stalin's army. In January 1941 he escaped using false papers and made his way to Vilnius (the capital of Lithuania). Japanese and Dutch diplomats helped him get a transit visa to Japan, from where he hoped to get an entry visa to another country. He firstly went to the tiny island of Curaçao in the West Indies, then to Japan, where he stayed in Kobe for six months, prior to Japan's entry into the war. He was then fortunate to be one of 26 Jews who got a permanent visa to New Zealand. He arrived in Auckland in October 1941.

He got work with a widow, a Mrs. Rothschild, who had a diamond and watch importing business, and Ascher eventually bought the business. A. Wiener and Company continues to this day. In 1946, he married Aucklander Esther Shenkin and they had three children. It's not clear where the business was based but the Wieners were living in Auckland prior to buying the property at Military Road. In 1966 or 1967, with the business expanding, the Wieners moved to Melbourne.<sup>9</sup>

They sold the house, in 1967, to Pamela Newsome, who then made it a joint family home with her husband Fred. Two years later, the property was subdivided again and the current footprint established. In 1972, the joint family home was revoked and the property solely vested in Pamela Newsome. She retained the house under her name until her death in 2021, aged 92.<sup>10</sup>

During her ownership, Pamela Newsome, a former pupil of Chilton St James and a devoted member of St James Anglican Church, offered up her home to parish uses, such fundraisers, receptions, garden parties, garage sales and study groups.<sup>11</sup> She made two recorded changes to the house – a balcony to the back porch and the construction of two bedrooms in the upper floor.<sup>12</sup> At some point, the roof cladding was changed from the original Marseille tiles to Decramastic tiles.

## 2.2 Construction Professionals

Frederick de Jersey Clere

<https://teara.govt.nz/en/biographies/2c22/clere-frederick-de-jersey> [retrieved 20 June 2024]

---

<sup>8</sup> CT WN612/89, LINZ

<sup>9</sup> Ascher Wiener's story is taken from *The Jewish Independent*, 4 March 2024, 'In Sugihara's shadow: the Dutch diplomats who saved hundreds of Jews', <https://thejewishindependent.com.au/sugiharas-shadow-dutch-diplomats-saved-hundreds-jews> [retrieved 20 June 2024]; 'Peter Baruch: My Story - Part Two: East to Freedom', <https://www.jewishlives.nz/our-people/peter-baruch-my-story-part-two-nbsp-east-to-freedom-nbsp-japan-to-wellington> [retrieved 20 June 2024]

<sup>10</sup> CTs WN650/22 & 7D/3, LINZ

<sup>11</sup> See 'Pamela Newsome' in *On the Way*, <https://www.stjames.net.nz/wp-content/uploads/2020/11/On-the-Way-November-2020.pdf> [retrieved 20 June 2024]

<sup>12</sup> See 2011 Heritage Inventory entry 'Military Road, 27, Boulcott Clere House, 'Kincaid', HCC

## 2.3 Sources

See footnotes.

### *World Wide Web*

Susan Maclean. 'Clere, Frederick de Jersey', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2c22/clere-frederick-de-jersey> (accessed 20 June 2024)

## 3. Physical Description

### 3.1 Setting – Site Description

The modern suburb of Boulcott lies to the north of the urban centre, in the middle of the wide flat floodplain of Te Awakairangi / the Hutt River, where it is sandwiched between the main arterial road of High Street and the golf course. Today it is a densely developed low-rise residential area, with closely spaced houses on an assortment of short streets and crescents. Kincaid is in the middle of this area and it stands on the largest remaining residential site. It is distinctive amongst its neighbours for the amount of open space around it.

When it was built, the house was within a largely agrarian setting of market garden land. It had few neighbours, and the site was surrounded by thick windbreaks to the west and north. The majority of the present suburban neighbourhood was built up in the 1930s and 40s. As it stands today the house has no presence at all on Military Road, being tucked out of sight at the end of a long right-angled driveway lined with mature trees. However, its secondary south elevation, which was not particularly intended to be seen by the public, is today visible from the utility entrance off the modern cul-de-sac of St Andrew's Grove.

There is a two-storey 'cottage' on the south boundary, matching the style of the house, and a modern single storey flat-roofed garage tucked in to the west boundary. The extensive grounds feature a collection of mature trees and hedges and ornamental border plantings and planter beds, as well as large lawn areas.

### 3.2 Building or Structures

In form, the house is an early transitional building that combines attributes of the standard Victorian villas of the day with aspects of bungalows, the evolving housing type that was to dominate residential construction after the first world war. It is constructed in timber, over a high brick base plinth that comes up to the sills of the windows, clad with bevel-back weatherboards under a steeply pitched roof sheathed in modern metal tiles, and the exterior joinery and trims is all in timber.

The house is notable for the varied and interesting form that is generated from an otherwise straightforward and relatively symmetric plan. It features an attractive interplay of its major elements and strong modelling and articulation that creates considerable architectural interest. The floor plan is reminiscent of a somewhat convoluted double-bay villa. It features a central entrance porch between two large bays, letting on to a foyer space with corridors connecting the main spaces (all arranged by hierarchy more than convenience), and it has the double-hung window joinery, tall room heights and steeply pitched roofs characteristic of villas of the day.

By contrast, the elevations show a studied asymmetry and variety of detail within the overall forms, particularly at the main elevation, a pronounced horizontal emphasis to the proportions of the house, and the use of contrasting materials for architectural effect, all characteristics of bungalow design. At the main elevation the north bay is wider and taller

than the south and has a bay window under a steep roof and an adjacent open sun-porch; other major windows have broad hoods on brackets, and the entry porch roof hangs low over the front steps.

The house has been modified over time. The most significant changes relate to the development of the roof spaces, including a dormer roof and balcony deck over a ground floor extension at the west side and a further balcony over an extension at the south side – which diminish the authenticity of the appearance of the exterior, and alterations to the interior to accommodate the necessary staircase, as well as the usual changes to kitchens and bathrooms and the like. Recent photography showed that some of the original interior features still survive intact.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	In the late 19th and early 20th centuries, Lower Hutt was the place of choice for many well-to-do people to build houses of distinction on generously-sized flat sections. It was the kind of land not available in Wellington.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>High</i>
	This house is notable for its association with one of Wellington’s greatest architects, Frederick de Jersey Clere, being a house he both designed and lived in. The house’s connection with World War II refugee Ascher Wiener is also noteworthy, in that his survival and escape from Europe and his success in his adopted country is a compelling 20 <sup>th</sup> century story.
<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: <i>Moderate</i>
	For many years the house was opened to some members of the public through the generosity of its longest owner, Pamela Newsome.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	Designed by one of Wellington's most well-known architects for his own family, Kincaid is a varied and architecturally intriguing transitional house that melds aspects of traditional villas with attributes of bungalow design.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house was constructed with materials and techniques in common use at the time, which are widely represented in the region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The house has been modified over time but is still considered to have a high level of integrity, particularly in its primary elevations.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of the Hutt Valley.
<i>vi) 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.</i>	Level of Significance: <i>Low</i>
	The house has no presence on Military Road, and only its secondary elevation is partly visible – from the service road at the back. It has no obvious group or townscape value.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.



<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: <i>Low</i>
	The house is not that widely known, but as the purpose-designed and built home of a famous architect, its loss would be significant.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The house is not particularly rare or unusual.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a large Edwardian residence.

## 5. Place information

<i>Reference</i>	<i>H129</i>
<i>Address</i>	<i>27 Military Road, Boulcott</i>
<i>Legal description</i>	<i>Lot 2 DP 31005</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H130 61 Ludlam Crescent, Woburn (1923)

Swiss Ambassador's Residence



61 Ludlam Crescent (WSP)



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This distinctive and elegant house is historically significant for its original owners, Herbert and Linda Teagle, and for its multi-decade association with the government of Switzerland and its ambassadors. Herbert Teagle was a businessman, Lower Hutt borough councillor and nationally prominent Mason. It is located on a fine site – the former Bellevue Gardens.

The house was designed by the successful Wellington architect Joseph Dawson. It is an imposing piece of architecture, characteristic of his work for a well-to-do domestic clientele in the 1920s. The house is designed in an English Domestic Revival manner, with Arts and Crafts notes and a Tudoresque flavouring, and is notable for its symmetrical composition, dramatic gambrel roof line, strong modelling, and the capable use of a spare palette of materials to enhance the design. Set in the middle of its site behind a perimeter of mature trees, very little of the house, aside from a partial view of its rear elevation, can be seen from the street and accordingly it has virtually no presence in the local streetscapes. It is a member of the group of ambassadorial residences in the surrounding area.

## 2. History

### 2.1 History of the place

This house was built for businessman Herbert Teagle (1870-1947) in 1923. The designer was Joseph Dawson. The builder is not known. It has been the home of the Swiss consulate since 1951.

Herbert Teagle, from Wiltshire, England, immigrated to New Zealand in 1911,<sup>1</sup> when he was 40. He left behind his wife Linda (1872-1949) and child Leonard (1904-1996), but returned to the United Kingdom and brought them back to New Zealand with him in early 1915.<sup>2</sup> A lawyer and businessman, he set up an importing company, Herbert G. Teagle and Co. The Teagles were living in Knights Road, Lower Hutt when they commissioned the accomplished Wellington architect Joseph Dawson to design this house on what was known as the Bellevue Gardens sub-division (section 12).

Bellevue Gardens, originally established by settler Arthur Ludlam in the 1840s, covered some 14 hectares of land and was later turned into a public attraction by gardener James McNab. The gardens – a mixture of open space and trees – were partly subdivided (as Ludlam Park) in 1900 and what remained was sold to hoteliers Arthur Lodder and John Orr. A carpenter Gothic house on the site that was originally owned by Arthur Ludlam was turned into a hotel. Lodder and Orr then attempted to sell off what remained but this was resisted by the public. After Lodder died in 1911, the Public Trust administered the gardens. Finally, in 1922, the gardens were subdivided and the sections sold.<sup>3</sup>

---

<sup>1</sup> "New Zealand, Archives New Zealand, Passenger Lists, 1839-1973", , FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:KLY1-6YR> : Thu Mar 07 07:54:56 UTC 2024), Entry for Herbt Teagle, 1911.

<sup>2</sup> "New Zealand, Archives New Zealand, Passenger Lists, 1839-1973", , FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:Q245-HLH5> : Fri Mar 08 11:51:03 UTC 2024), Entry for L Teagle, 1915

<sup>3</sup> New Zealand Street Names – Bellevue Road, <https://streetnames.nz/lower-hutt/hutt-central/bellevue-road/> [retrieved 30 May 2024]



*A detail of the Robert Moore panorama of the Teagle residence, with the sundial to the right, 1924. (Pan-Group-00376, ATL)*

The plans and specifications were completed in September 1922<sup>4</sup> and the house was finished the following year. It included an outbuilding that was planned to contain a garage, box room, coal shed and workshop but for some reason was changed into a workshop, store, woodshed and toilet, along with the garage. By the time the house was photographed by R.P. Moore in 1924, it was well established within the property.<sup>5</sup> Teagle named the house Seagry, for the location of his family's home in Wiltshire (the family briefly owned a manor house, The Chestnuts, in upper Seagry).<sup>6</sup> The specification required the installation of a sundial in the grounds upon the conclusion of the work and this can be seen in Moore's photograph.

In 1927, Lower Hutt architect Fred Walton designed a stand-alone second garage for the Teagles.<sup>7</sup> It is not known where that was located. In 1930, Joseph Dawson designed changes to the house, including an addition to the rear of the house to accommodate an expanded kitchen, the conversion of the laundry to a store and the construction of a new porch, along with changes to the outbuildings to install a washhouse.<sup>8</sup>

---

<sup>4</sup> Specification of Works and Materials required for the erection and completion of a residence, outbuildings etc. at Lower Hutt for H.G. Teagle, Sept. 1922', ARCH34992, 61 Ludlam Street, 1922-1971, HCC Archives

<sup>5</sup> Teagle, Herbert George, 1870-1947. Residence of Mr H G Teagle, Lower Hutt, N.Z. 1924. Moore, Robert Percy, 1881-1948 :Panoramic photographs of New Zealand. Ref: Pan-1079-F. Alexander Turnbull Library, Wellington, New Zealand. /records/32050790

<sup>6</sup> 'A History of the County of Wiltshire: Volume 14, Malmesbury Hundred', Victoria County History - Wiltshire. Originally published by Victoria County History, London, 1991. <https://www.british-history.ac.uk/vch/wilts/vol14> [retrieved 30 May 2024]

<sup>7</sup> 'Motor Garage for H.G. Teagle Esq, Ludlam Crescent, Lower Hutt, F. J. Walton Architect', ARCH34992, 61 Ludlam Street, 1922-1971, HCC Archives

<sup>8</sup> Plans and 'Specification of materials and workmanship required in the erection of alterations and addition to residence, Lower Hutt for H.G. Teagle, Wellington January 1930', ARCH34992, 61 Ludlam Street, 1922-1971, HCC Archives

Herbert and Linda Teagle threw themselves into New Zealand life. He was a Lower Hutt borough councillor for several terms, a member of the board of governors of Hutt Valley High School, a Rotarian and dedicated Mason. He even had a Masonic lodge named after him. The Herbert Teagle Lodge was consecrated on 26 July 1929 and one of its foundation members was Governor-General Sir Charles Ferguson.<sup>9</sup> Teagle's status in Masonry was reinforced when, in 1942, he was elected Grand Master of Freemasons New Zealand.<sup>10</sup>

Teagle was a ubiquitous figure in Lower Hutt sport. He was an administrator, fundraiser and benefactor for a wide range of sports – hockey, cricket, croquet, tennis and bowls, the latter which he also played. Linda Teagle was a supporter of various community groups and charities and the couple hosted fundraising events at their home.<sup>11</sup>

Herbert Teagle died in 1947 and his executors, which included his son Leonard, chose not to hold onto the property and they sold it to Mary George in 1948. A separate part of the property held by Linda Teagle was also sold to Mary George.<sup>12</sup> In 1949, Linda Teagle died.

In 1950, Mary George sold the house to Margaret O'Connell, wife of businessman Bernard O'Connell, and subdivided off a section on the north side of the property. The O'Connells occupied the house until 1956, when they sold it to the government of Switzerland.<sup>13</sup> The consulate of Switzerland was moved from Auckland to Wellington in 1937 but it was only staffed by a consular officer. In 1955, it was upgraded to a Consulate General, headed by a diplomat. Switzerland and New Zealand established full diplomatic relations in 1962; the Swiss Embassy opened in Wellington the following year. It was not until 1969 New Zealand hosted the first Swiss resident Ambassador, Max Corti.<sup>14</sup> There have been 13 ambassadors since him (to 2024).

By 1970, the property included a swimming pool and pump room, a tennis court (all installed in the early 1950s<sup>15</sup>), a fountain, stand-alone garage, playhouse, outbuildings, gardener's shed, two greenhouses and a staff residence.<sup>16</sup> The arrival of Ambassador Corti the previous year may have prompted the Swiss government to plan significant changes to the property. That year, a large addition and internal alterations were undertaken, to a design by architects Burren and Keen of Wellington. The work included the addition of a wing (in the form of a lean-to and a return) to the rear of the house that provided for an extended kitchen, laundry, two washrooms, general store, grocery store, wine store, boiler room, garden store and porch. This work necessitated the removal of the original outbuildings. A separate garage was also built just off the Ludlam Crescent driveway.<sup>17</sup> The work was undertaken by Fred Wehrli Construction Co., at an estimated value of \$31,720.<sup>18</sup>

---

<sup>9</sup> *Auckland Star*, 27 November 1929, p.9. It is not known why he had a lodge named after him.

<sup>10</sup> 'Installation of Most Worshipful Brother Herbert George Teagle as Grand Master, Wellington, 1942', <https://tamiro.massey.ac.nz/nodes/view/5677#idx113378> [retrieved 30 May 2024]

<sup>11</sup> Aspects of the Teagles' lives gleaned from various newspaper reports of their activities, 1915-1940. See <https://paperspast.natlib.govt.nz/newspapers>.

<sup>12</sup> CT WN508/190, LINZ

<sup>13</sup> *Ibid.*

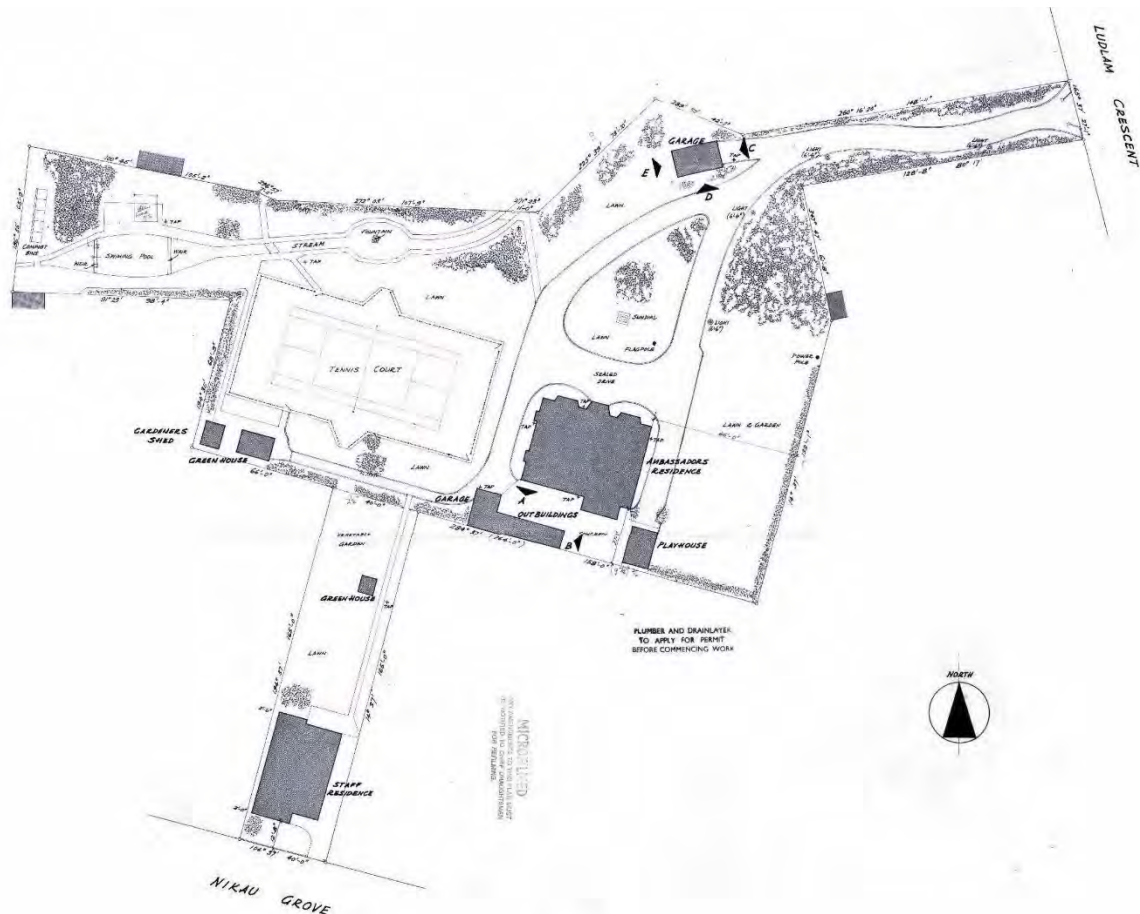
<sup>14</sup> 'Switzerland and New Zealand – History', <https://www.eda.admin.ch/countries/new-zealand/en/home/representations/embassy-wellington/history.html> [retrieved 30 May 2024]

<sup>15</sup> See <https://maps.huttcity.govt.nz/HistoricAerials/index.html> [retrieved 30 May 2024]

<sup>16</sup> See site plan referenced in footnote 19.

<sup>17</sup> 'Alterations to the Official Residence of the Swiss Ambassador at 61 Ludlam Crescent, Lower Hutt', Burren and Keen, ARCH34992, 61 Ludlam Street, 1922-1971, HCC Archives

<sup>18</sup> Lower Hutt City Corporation Building Application, 3 August 1970, ARCH34992, 61 Ludlam Street, 1922-1971, HCC Archives



*The site plan of the Swiss Ambassador's property, 1970, prepared by Burren and Keen. (ARCH34992, 61 Ludlam Street, 1922-1971, HCC Archives)*

The site plan for the property prepared by Burren and Keen in 1970 showed the Swiss government had bought Lot 1 DP 11449, linking the main property with Nikau Grove. That is where the staff house, a former private residence, was located. This was incorporated into the main property in 1995<sup>19</sup> and the house subsequently removed. Aerial images reveal that the staff house was constructed about 2000, west of the main house on what had been the site of the tennis court (this had been taken out by 1993). In 2018, a consent was issued to the Swiss government for works to improve the house's structural resilience.<sup>20</sup> The work was designed by Archaus Architects of Wellington and estimated at \$800,000.

## 2.2 Construction Professionals

Joseph McClatchie Dawson (1877-1956)

J.M. Dawson was one of Wellington's most successful architects in the first half of the 20th century. He was born in Hukanui in the Wairarapa. His father was a contractor in the district and later a bridge designer for the South Wairarapa County Council. He also designed several buildings. Dawson had little formal education and in his teens worked for his father on bridge construction. In 1900, at the age of 23, he left New Zealand and travelled to South Africa, England and Australia. He lived for a period in Tasmania working as a photographer.

<sup>19</sup> CT WN WN46B/503, LINZ

<sup>20</sup> Hutt City Council, Issued Building Consents for January 2018, HCC

After striking difficult times he returned to New Zealand in 1906 to establish his own architectural practice in Wellington.

Without formal architectural training Dawson had to improve his knowledge of his chosen profession while establishing his business. He studied, by correspondence, at the International Correspondence School and read widely. Meanwhile he quickly set about getting work. His first commission was for a house and his first commercial commission was the Columbia Hotel, Cuba St, designed in 1907 and built the following year. In the 1910s he forged business contacts with the burgeoning motor vehicle industry and secured a succession of commissions for garages and showrooms. Conscious of client relations, he drove two cars, an Austin 12 and a Model A Ford, depending on who he was visiting.

His first commission was Hatrick's Motor Garage, (now Manthel Motors Building), cnr Wakefield and Taranaki Streets, (1913). Two years later he designed his first building for the Colonial Motor Company, a garage in Taranaki St. He went on to design many buildings for the CMC and for the Gibbons family, which, from 1919, controlled the CMC. These buildings included the CMC Building, Courtenay Place (1919), the Ford Building, Ebor St (1923), Hope Gibbons Building (1925) and, in the same year, the Gibbons family residence, Ngaroma, a grand Tudor-style mansion in Lyall Bay, now the Vatican's ambassadorial residence. In addition, he designed buildings for CMC in the Hutt Valley, Palmerston North, Masterton, Blenheim and Auckland.

Along with his flourishing trade with the motor vehicle industry Dawson secured, beginning in 1911, a number of commissions from the brewing McCarthy family and, later, the T.G. McCarthy Trust. One such surviving example is the T.G. McCarthy Building, Willis St (1913), erected soon after McCarthy's death. Other Dawson designs which survive are the Wakefield Chambers Building (1928), later remodelled, and the facade of James Smith Building, corner Cuba and Manners St (1932).

His first architectural assistant was Jack Ian King (1900-1972) who was hired in 1917 and served a five year apprenticeship. After a period overseas he returned in 1929 to be appointed Dawson's first partner. The firm was now known as J.M. Dawson and King. Dawson entered semi-retirement in 1946, finally retiring in 1948. Dawson was an inaugural member of the New Zealand Institute of Architects, formed in 1905, and became a Fellow of the Institute in 1913. He was president from 1938-1940. The firm he founded continues today as King and Dawson, after numerous name changes to reflect the movement of the practice's principals. Among its present clients are some of J.M. Dawson's earliest patrons, including the Colonial Motor Company.<sup>21</sup>

## **2.3 Sources**

See footnotes

# **3. Physical Description**

## **3.1 Setting – Site Description**

The residential area of Woburn lies to the south and east of the civic centre, distributed around the Hutt Recreation Ground, on the broad flat floodplain of Te Awakairangi / the Hutt River. It is characterised by its predominant one- and two-storey housing that is densely built on modest sections, and for the heavy cover of mature trees, which lend the suburb a leafy

---

<sup>21</sup> Kemp N. 1982, "King and Dawson - an historical study, 1906-1981" a thesis in partial fulfilment of B.Arch, V.U.W. and NZHPT 1990, "Glossary of Architects, Engineers and Designers", NZHPT, Wellington

green character and a sense of establishment. By contrast with most of the area, this section of Woburn is notable for the parklike setting of a handful of large houses on large sites on the west of Ludlam Crescent, an impression conferred by the major houses being set well away from the road behind screens of mature trees, which breaks from the general dense suburban subdivision of the broader surroundings.

Originally isolated in the middle of a very large site, the house remains well back from the surrounding roads, although subdivision to the south has brought modern houses to close proximity to the south elevation.

The grounds are extensively landscaped and closely manicured. The driveways, of which the house has two, and vehicle circulation areas, take up a significant proportion of the land (the second entrance is from Nikau Grove, where some of the rear elevation is visible behind a row of single-storey houses). It has a distinctive collection of large trees, including a number of major palms. A swimming pool, and associated pool-house are located in the westernmost projection of the boundary, and a second single-storey house, the staff residence, is nearby. A large garage sits near the end of the main drive.

### **3.2 Building or Structures**

This substantial two-storey house is an interesting example of noted Wellington architect Joseph Dawson's work for well-to-do residential clients in the 1920s. Its design, in an English Domestic Revival manner with Arts and Crafts notes, is capably and confidently done, and is quite imposing, belying the relatively modest scale of the house. The main elevation faces north, overlooking the grounds, and is wholly symmetric with considerable visual weight. Its heavy low horizontal proportions are amplified by its well-articulated form and by the use of a spare palette of heavy materials – Marseilles roof tiles, roughcast plastered walls with brick accents, a heavy brick base and moulded plaster detailing around the entry – coupled with Tudoresque multi-pane timber windows.

The composition features a dramatic and enveloping gambrel roof line centred on a projecting half-hipped semi-hexagonal bay on the main elevation and half-hipped at either end. From the central apex, the eaves sweep down either side of the central bay to meet into small flat roofed dormers at either side; the roofline then drops lower and wraps around the dormers. The central portion contains a substantial bay window at the first floor over the entry porch. This is divided from the wall above by a moulded lintel supported by circular Doric columns at the front and square engaged pilasters where it meets the house wall, and the front door is recessed at the back of the porch. There is a large semi-hexagonal bay window in the wall panel to either side of the entrance, each under a flat roof. The side elevations are plainer but maintain the style.

The appearance of the house has been altered over time, in particular by a large lean-to addition to the west and a substantial flat-roofed wing added on to the south, and the interior has been extensively remodelled.



## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	In the late 19th and early 20th centuries, Lower Hutt was the place of choice for many well-to-do people to build houses of distinction on generously-sized flat sections. It was the kind of land not available in Wellington. It is also for this reason that these houses later became sought after as ambassadorial residences.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>High</i>
	This building is notable for its association with its builder Herbert Teagle and his wife Linda, who were prominent in Lower Hutt social and political life pre-World War II. Herbert Teagle was New Zealand's highest ranking mason in 1942-43. The house is important too for its association with a series of ambassadors, who have lived in the house since 1969. The house's architect, Joseph Dawson, was a very successful Wellington architect.
<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: <i>High</i>
	The building has been an ambassador's residence since 1969 and over that period it has been used as both a family home and a venue for ambassadorial receptions and other such events.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low, but the land was part of the Bellevue Gardens and it is possible that some sub-surface remains from the period might remain.

ii) <i>Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: <i>High</i>
	Designed in a capable and somewhat dramatic English Domestic Revival manner, and using a strong palette of heavy materials, the house is a strong example of Dawson's domestic work in the 1920s.
iii) <i>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.</i>	Level of Significance: <i>Low</i>
	The house is constructed with materials and techniques in common use at the time and which are still well represented in the region.
iv) <i>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.</i>	Level of Significance: <i>High</i>
	The main elevations of the house appear little changed from when it was constructed, although the rear elevation has been extensively modified.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Hutt City.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	Set well back from the road, the house has no presence in the local streetscapes. However, it is significant as one of a group of substantial inter-war houses on large sites in the area.

<b>Social Values</b>	
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: <i>Moderate</i>
	The house has some symbolic value as the long-standing home of the Swiss ambassador and as a focus of the Swiss government's diplomatic engagement with New Zealand.
ii) <i>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: <i>Low</i>
	The house is not widely known and it is rarely seen by the community. There is not likely to be any remaining connection with the Teagles beyond their descendants.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly rare or unusual although the design is distinctive.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a substantial 1920s English Domestic Revival residence.

## 5. Place information

<i>Reference</i>	<i>H130</i>
<i>Address</i>	<i>61 Ludlam Crescent, Woburn</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 11449 and Part Lot 2 Deposited Plan 12959</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H131 99 Ludlam Crescent, Woburn (1926)

US Ambassador's Residence



99 Ludlam Crescent, at a Spring party in 2020 (Boston Globe)



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The former Odlin residence, now the American Ambassador's residence, is a place of very high heritage significance. It is associated with its first owner and builder, Charles Odlin, the founder and long-time managing director of C. & A. Odlin Ltd., the highly successful 20th century timber and hardware company. Since its acquisition by the American government in 1967 as an ambassadorial home, it has become perhaps the most important of all of Wellington's diplomatic residences. Some of the ambassadors who have lived there have had, unusually for diplomats, high public profiles of their own, courtesy of being political appointees outside of the usual diplomatic corps.

Authored by prolific Wellington architect, F H Chinn, the former Odlin homestead is a substantial and architecturally interesting two-storey house. It is tall and imposing and designed in a quirky English Domestic Revival manner with Arts and Crafts notes. It is set far away from the road on a vast open site, and so has no public presence.

## 2. History

### 2.1 History of the place

This house was built in 1926 for Charles Odlin, one of the founders of the C. & A. Odlin Timber and Hardware Co. Ltd. The architect was Frederick Chinn.

Charles Camperdown Odlin (1876-1955) was born on the immigrant ship *Camperdown* as it sailed to New Zealand. After completing his education he joined his father in business, although he was working at the Railways Department when he started his own business in 1901. The origins of the firm went back to the arrival of the Odlin family from England nearly 30 years earlier. Charles was the son of John Odlin, a joiner from Surrey, and his wife Harriet. He was the fourth of seven children. His younger brother and later business partner, Alfred, was born in 1881. The family landed in Nelson but soon moved to Wellington where the employment opportunities were greater.

John Odlin set up business in Wellington as a house builder, mainly in Brooklyn and Island Bay. In the 1890s he established a partnership with his oldest sons, George and Charles. This partnership became John Odlin and Co. Ltd in 1905. It ran concurrently with Charles' business and operated out of a building the company soon built in Cable Street.

Charles Odlin married Fanny Glover in 1898. They had six children (five girls and one boy). Charles was working at New Zealand Railways when he resigned in November 1901 to begin business as a timber merchant. He operated from premises in Hopper Street. He soon moved to a larger yard in Jervois Quay and in 1903 he was joined in partnership by his brother Alfred who had been involved in the business from its inception. C. and A. Odlin was born. The company grew quickly and when the Harbour Board offered leases on reclaimed land in Cable Street in 1906 the firm was able to secure one and plan a very large building. The intention was to expand into the builder's hardware business. The new building was nearly complete in September 1907 when capital was raised for the purchase and Odlin's became a limited liability company. Over time, its activities in the city were constrained by a lack of space, so the company moved its timber yard to Petone in 1924, where it remained until late in the 20th century.

Charles Odlin presided over a company that grew quickly and consistently; even in the Depression it did not fail to pay a dividend to its shareholders. Charles was managing director until his death and from 1936 he was also chairman of the board.<sup>1</sup>

Charles Odlin's personal wealth allowed him to build a substantial house in Lower Hutt. He and his family were living on The Esplanade in Island Bay when he saw an opportunity to purchase land on what was known as Bellevue Gardens, originally established by settler Arthur Ludlam in the 1840s. It covered some 14 hectares of land and was later turned into a public attraction by gardener James McNab. The gardens – a mixture of open space and trees – were partly subdivided (as Ludlam Park) in 1900 and what remained was sold to hoteliers Arthur Lodder and John Orr. A carpenter Gothic house on the site that was originally owned by Arthur Ludlam was turned into a hotel. Lodder and Orr then attempted to sell off what remained but this was resisted by the public. After Lodder died in 1911, the Public Trust administered the gardens. Finally, in 1922, the gardens were subdivided and the sections sold.<sup>2</sup>

Charles Odlin purchased sections 6 and 7 and the former came with an existing house. In 1923, he built a garage on section 7. He later subdivided this section. In 1926, he commissioned Odlin's periodic house architect Frederick Chinn to design a large new dwelling. (This is based on the fact that one of the original blueprints has Chinn's mark on it). The Odlin's were already living in Ludlam Crescent by this time, most likely in an existing dwelling. The plans were approved on 26 October 1926. Unsurprisingly, the builder was C. & A. Odlin and Co.<sup>3</sup>

The plans reveal that a large single outbuilding connected via a covered way was built to the south-east of the house to contain various functions – poultry, tools, laundry, store, toilets and a refuse destructor initially. There was a separate house, possibly for staff, built on the west side of the house. This was intended to be accessed via an elaborate garden wall. Aerial images suggest that both were built<sup>4</sup> but only the wall remains in situ. In honour of his name and the vessel that bore him to New Zealand, Charles christened the house Camperdown. In 1928, Fanny Odlin was advertising for a woman to wash, cook and do housework, seven days a week, while Charles Odlin was looking for a gardener.<sup>5</sup>

He made various sales and purchases of adjacent land on the east side of his property and by 1938, the footprint of the current property was in place.<sup>6</sup> Aerial images reveal that extensive gardens were formed at the rear of the property and these were maintained after the Odlin's sold the property.<sup>7</sup> The Odlin's also built a pavilion (undated) to the east of the main house and in front of the outbuildings. The Odlin's built or owned at least two other houses on properties in Ludlam Crescent, which they advertised for rent in 1933.<sup>8</sup>

---

<sup>1</sup> Information on Charles Odlin and C. & A. Odlin from Kelly, Michael 1995, 'Odlin's Building - Statement of Significance', Wellington City Council. See sources.

<sup>2</sup> New Zealand Street Names – Bellevue Road, <https://streetnames.nz/lower-hutt/hutt-central/bellevue-road/> [retrieved 30 May 2024]

<sup>3</sup> Original plans (but not specifications) can be found at ARCH35100-Envelope, 1925-1974, HCC Archives

<sup>4</sup> See <https://maps.huttcity.govt.nz/HistoricAerials/index.html> [retrieved 30 May 2024]

<sup>5</sup> *Dominion*, 17 August 1928, p.1

<sup>6</sup> CT WN467/197, LINZ

<sup>7</sup> See <https://maps.huttcity.govt.nz/HistoricAerials/index.html> [retrieved 30 May 2024]

<sup>8</sup> *Evening Post*, 11 March 1933, p.3



*Charles and Florence outside Camperdown in 1950. (A ½-037268-F, ATL)*

Fanny died in 1938 and in 1939 Charles married Florence Davis (1899-1993). Soon after their marriage, Charles transferred the house to his new wife. He and Florence took a close interest in the Wellington Free Ambulance, which built their headquarters next to the Odlin's Building on Cable Street. They set up a trust that continues to fund ambulances to this day.

Charles Odlin died in 1955. Florence Odlin remained living at the house. She built a new garage behind the existing garage. In 1966, she married Charles Smith of Surfers Paradise, Queensland and sold the house to the government of the United States for use as an ambassador's residence.<sup>9</sup>

The ambassador at the time was Herbert Powell, but work was undertaken on the house in 1967, so it is not clear if he was able to move in before he left his post in February that year. The changes involved the removal of partitions to make larger spaces, relining walls, widening of doors, new openings and the repositioning of the main stairs, among others. The work was designed by Lower Hutt architects Cook, Nightingale and Bestley.<sup>10</sup> In 1974, Stephenson and Turner designed a new covered passageway between the dining room of the main house and an external pavilion.<sup>11</sup> There have likely been many other changes.

---

<sup>9</sup> CT WN467/197, LINZ

<sup>10</sup> 'Proposed alterations to the American Embassy, 99 Ludlam Cres., Lower Hutt, June 1967, ARCH35100-Envelope, 1925-1974, HCC Archives

<sup>11</sup> New Passage, American Ambassadors' Residence, Ludlam Cres., Lower Hutt, ARCH35100-Envelope, 1925-1974, HCC Archives

In general terms, the landscaping has been decluttered, with buildings removed and more parking made available. Much of this work has taken place post-2000. The building remains the ambassador's home, but it has always performed a complementary role as a functions venue.

As of 2024, the house has been home to 23 American ambassadors. Some of those have had reasonably high public profiles, particularly ex-politicians, who have made up the majority of ambassadorial appointments in recent decades. Those of note include US labour leader John F. Henning (1967-69), politician and lawyer Carole Mosely Braun (1999-2001), former Massachusetts senator Scott Brown and former US senator Tom Udall (2021-).

## 2.2 Construction Professionals

Frederick Henry Chinn (1885-1962)

Frederick [Chinn] was a prolific Wellington draftsman and architect for about 30 years, producing almost 200 designs of mainly suburban houses, with a few shops, a warehouse and an office building.

Frederick Chinn was born in Eglinton, Dunedin in 1885. His father, Henry Edwin Chinn, was a commercial traveller for Sargood, Son & Ewen, who, when severely depressed in 1898, committed suicide. Frederick moved to Wellington with his widowed mother Jean near the turn of the century and studied building and architecture at the Wellington Technical School. His first commercial work was as a draftsman for the building firm J & A Odlin between 1904 and 1911, mainly working on large numbers of house plans; he may also have designed their head office and warehouse building in Cable Street (1907). In addition, he did drafting work for J.A. Jacobsen in 1906 & 1907. Various other plans at this time bear his name as draftsman. Nineteen eleven appears to be the date at which he felt sufficiently confident to call himself an architect. In that year, an elaborate house for a Mr Wilson at Marton designed by him was illustrated in *Progress*. From 1911 to 1913 he prepared plans for at least six Wellington houses. His obituary describes him as working for Henry White, the famous theatre designer, prior to the Great War. This was probably in the capacity of draftsman, as his name is not recorded in any partnership at that time.

Frederick seems never to have had a business address in central Wellington, preferring to have worked from his home in Heretaunga in the Hutt Valley. He had married Annie Louise Year in 1925. There were no children from the marriage and Annie died in 1949. He was an early member of the Savage Club in Wellington enjoyed painting watercolours as a hobby. His sepia portraits were said to have achieved high standards, although he is not known to have exhibited his work.

There is a break in his work from 1914-1922, suggesting a period of absence during the war, although there is no service record for him in New Zealand. From 1923 to the end of 1934 he designed around 20 further houses, mainly in Island Bay and the eastern suburbs, but with a scattering across the city. In addition, within this period, the builder Herbert Stanley Pillar commissioned him for the first 16 bungalows of the Salisbury Garden Court development in Cecil Road, Wadestown (1929). A further four houses followed there in 1936. The original concept was marketed as '... similar to the bungalow courts so popular in America.' It appears that he may have then joined the Ministry of Works for a period; his employment by that agency is mentioned in his obituary, but no dates are given.

He remarried, to Vera Estelle Possenniskie, in 1954 and retired to live on Waiheke Island off the Auckland coast about 1955; Vera died there in 1959 and Frederick in 1962.



## 2.3 Sources

See footnotes.

### Newspapers

*Evening Post*, 3 July 1976

### Secondary

C. & A. Odlin Ltd. 1957, *50 Years Service to the Building Industry*, C. & A. Odlin Ltd., Wellington

Mew, Geoff and Adrian Humphris 2014, *Raupo to Deco – Wellington Styles and Architects 1840-1940*, Steele Roberts, Wellington pp.226-227 (verbatim Frederick Chinn entry)

Odlins Ltd 1971, 'Seventy years of progress', (4) booklet celebrating C & A Odlin Timber & Hardware Company Ltd.'s 70 years of business operation

## 3. Physical Description

### 3.1 Setting – Site Description

The residential area of Woburn lies to the south and east of the civic centre, distributed around the Hutt Recreation Ground, on the broad flat floodplain of Te Awakairangi / the Hutt River. It is characterised by its predominant one- and two-storey housing that is densely built on modest sections, and for the heavy cover of mature trees, which lend the suburb a leafy green character and a sense of establishment. By contrast with most of the area, this section of Woburn is notable for the parklike setting of a handful of large houses on large sites on the west of Ludlam Crescent, an impression conferred by the major houses being set well away from the road behind screens of mature trees, which breaks from the general dense suburban subdivision of the broader surroundings.

99 Ludlam Crescent sits on the largest remaining residential site in Woburn, nearly 7,000m<sup>2</sup> of open ground fringed with mature trees around its perimeter. Within the trees the site is predominantly covered with lawn and driveway, with a formal landscape garden at the north end. The grounds are closely manicured. The southern end of the site backs on to the Swiss ambassador's residence at 61 Ludlam Crescent.

The house is situated to the rear of the site, roughly 100m from the main road and spaced well away from its neighbours. It is fronted by a driveway loop with a flagpole centred in the adjoining lawn and a modern porte-cochere at the front door.

### 3.2 Building or Structures

This is a substantial two-storey house, designed by the prolific Wellington architect F H Chinn, in an English Domestic Revival manner with Arts and Crafts notes. The design is somewhat quirky, although capably done, and the building is quite imposing, in keeping with its scale. As drawn, the house contained five bedrooms and two bathrooms at the first floor, and formal spaces, including a den, lounge and living room at the ground floor, along with the kitchen and supporting spaces; a wedge-shaped outbuilding, connected by lean-to roof, contained toilets, laundry, coal storage, a tool room and poultry. The form of the outbuilding remains today, although it has been swallowed up in later additions and alterations.

The main elevation faces north, and is arranged symmetrically about the centre, with its symmetry broken by the projecting den on the right, and the set-back wing connector to the east wing to the left. The porte-cochere, which has a broad flat roof under heavy stepped

eave and is supported on twinned beams of four hefty brick pillars, takes the focus at the ground floor. The walls have a bell cast over corbels at the first-floor line.

The gambrel roof (which is tall, heavy and steeply pitched), with half-hipped ends, is the dominant element of the composition. It contains a long horizontal eyelid dormer, which is a clerestory to the main stair landing, and a projecting six-light dormer below, which is centred above the front door, flanked by long windows on the walls on either side, which are in turn above, respectively, a bow-fronted bay window on the left and comparable shallow boxed window on the right, each with leaded fanlights. The projecting windows, and the porch walls have a heavy textured base of rough-faced brick, as do the tops of the two surviving chimneys.

The house is constructed in timber, with bevel-back weatherboard cladding, multi-light timber windows, a metal tile roof (in place of the original Marseilles tiles) and brick chimneys. It has been altered extensively over time, although its main form remains largely unchanged.

The major changes to its appearance include the construction of a porte-cochere at the north (in the place of an original pergola), a large single-storey flat roofed addition made to the south side west wing, a single storey addition to the south-east corner of the house, and a chain of single-storey additions to the original service wing on the east, including a series of extensions to the south and an extension running along the east boundary. Two of the four original chimneys have been removed.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	In the late 19th and early 20th centuries, Lower Hutt was the place of choice for many well-to-do people to build houses of distinction on generously-sized flat sections. It was the kind of land not available in Wellington. It is also for this reason that these houses later became sought after as ambassadorial residences.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.

<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: <i>High</i>
	The building is associated, firstly, with its first owner Charles Odlin, who was the co-founder of the very successful timber and hardware company C. & A. Odlin and Co. His last house, commissioned from his firm's own favoured architect, spoke to his wealth and ambitions. The house has been the home to a series of American ambassadors, many of whom were political appointments with high public profiles. In recent decades the majority have been former politicians.
<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: <i>High</i>
	The building has been an ambassador's residence since 1969 and over that period it has been used as both a family home and as a venue for ambassadorial receptions and other such events.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low, but the land was part of the Bellevue Gardens and it is possible that there may be some sub-surface remains from that period.
<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: <i>High</i>
	This imposing house is designed in a somewhat quirky English Domestic Revival manner with Arts and Crafts leanings by a capable and prolific architect.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house is constructed with materials and techniques in common use at the time and which are still well represented in the region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The main elevations of the house appear little changed from when it was constructed, although the rear elevation has been extensively modified.

v) Age - the place is particularly old in the context of human occupation of the Wellington region.	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Hutt City.
vi) 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>High</i>
	Set well back from the road, the house has no presence in the local streetscapes. However, it is significant as one of a group of substantial inter-war houses on large sites in the area.

<b>Social Values</b>	
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>Low</i>
	The house has some symbolic value as the long-standing home of the United States ambassador.
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>Low</i>
	The house is reasonably well known because of its connection with the American ambassador, but it is rarely seen by the community and any general connection with the house is likely to be fairly modest.

<b>Rarity</b>	
i) Rarity - the place is unique or rare within the district or region.	Level of Significance: <i>Low</i>
	The house is not particularly rare or unusual.

<b>Representativeness</b>	
i) Representativeness - the place is a good example of its type, era or class it represents.	Level of Significance: <i>Low</i>
	This is an interesting and quirky example of a substantial 1920s English Domestic Revival residence.

## 5. Place information

<i>Reference</i>	<i>H131</i>
<i>Address</i>	<i>99 Ludlam Crescent, Woburn</i>
<i>Legal description</i>	<i>Lot 6 Deposited Plan 5877 and Part Lot 9 Deposited Plan 5877 and Part Lot 2 Deposited Plan 6062 and Lot 1 Deposited Plan 7921 and Lot 2-3 Deposited Plan 8212</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H132 Former PWD Warehouses (1943)

142 Hutt Park Road



Warehouses, 142 Hutt Park Road, April 2024



Extent of proposed listing, HCC GIS Viewer, April 2024

# 1. Summary of significance

The three warehouses at 142 Hutt Park Road are part of a wider collection of 15 substantial warehouses standing at Gracefield, built by the Public Works Department during World War II. They have significant heritage value for their association with the American forces in New Zealand during the war, their subsequent, long history of use and their noteworthy timber portal frame construction. Although they were built under extreme urgency and not necessarily intended to have a long life, they stand now, some 80 years later, as one of the many tangible examples of the war effort in New Zealand.

Constructed in two main groups, each divided into two clusters of buildings, the warehouse buildings are, individually, prosaic and utilitarian industrial structures, of technical interest for their timber portal frame structural systems. A high level of architectural interest derives from the scale and great length of their (predominantly) single open spaces, from the dramatic array of trussed portal frames that recedes into the far distance, and from the honeyed tones of the vast quantities of exposed native timber used in their construction. Each building has high value as a member of a cluster of like buildings, and there is high value in the collective grouping of warehouses.

## 2. History

### 2.1 History of the place

The construction of the large timber warehouses in Gracefield in 1943 was an indirect consequence of the attack by Japan on the American base at Pearl Harbour in the Hawaiian islands on 7 December 1941, which compelled the United States' entry into the war. The ramifications of that were hugely significant for the Pacific region.

In the aftermath of that attack, Japanese forces advanced rapidly through south-east Asia and the Pacific, and, for a long period, they could not be checked. The perceived threat to New Zealand became more acute as time passed, particularly as Britain, facing its own challenges, was in no position to help with the country's defence, and Japanese forces were coming in to position to threaten Australia. New Zealand troops were heavily engaged fighting in North Africa and the decision was made to leave them there. British Prime Minister Winston Churchill asked US President Franklin Roosevelt to send troops to New Zealand instead. This made strategic sense to the Americans, who had taken on responsibility for defending the Pacific. New Zealand could provide a source of supplies, training grounds, a base for staging, and a place of recuperation. In return, this gave the New Zealand government and its people significant reassurance in the event of a Japanese attack.

American troops arrived in Auckland on 12 June 1942 and Wellington two days later. In all, over 43,000 American troops came to New Zealand. The infrastructure set up to house, feed and care for these men was expansive and the impact on civilian life was pervasive. Among the many things required to support the mass of troops were stores – particularly large warehouses – to house the equipment, food and matériel, needed both for training and shipping to the Pacific theatre.

The warehouses were built where there was available land. In Wellington, the sites chosen were Aotea Quay, Petone (near the railway station), Waterloo Railway Station and at Gracefield. There were also bulk food stores erected at Titahi Bay and Paraparaumu to cater for soldiers in camp. It is assumed that the standard design was the work of the Government Architect's office, at that point led by Robert Patterson, who was working closely with James Fletcher (Fletcher Construction), who had been appointed Commissioner of Defence Construction in 1941.

Amongst all the many tasks it had in hand, the Public Works Department (PWD) had to supervise the warehouses' construction. It helped that the PWD had expertise in standardisation and prefabrication. The warehouses were sizable single volumes that were constructed from the same standardised elements, a grid of timber portal frames with trussed beams that supported the roofs and walls.

Fifteen warehouses were built on what was reclaimed land at Gracefield, at a cost of £183,424. They provided some 27,150 square metres of space. Just over half of that space was used by (or for) American forces;<sup>1</sup> which stores they used is not known. It is also not known who built the warehouses, but it may have been labour directly hired by the Public Works Department. This was not uncommon during World War II.

The warehouses built for the American forces were only in heavy use for about six months. The bulk of American forces had departed by late October 1943, as the tide of the Pacific war started to turn. They remained, at least partially, in Army use until after the war. In the immediate aftermath of the war, at least some of the warehouses were used by the War Assets Realisation Board to store a large consignment of small machinery taken from Germany as war reparations. This included the likes of 'machine tools, lathes and special machines'. Any of this machinery not wanted by the government was intended to be put out for tender.<sup>2</sup>

The Government Stores Board used the warehouses for a number of decades; they were generally known as the Government Stores. Surplus material and goods left over from World War II were stored at Gracefield and were still being sold to the public well into the 1950s. In 1953, for instance, 1,600 parachutes were sold for their silk.<sup>3</sup> Another use of the stores was supporting the New Zealand Antarctic expedition of 1957-58, led by Sir Edmund Hillary.<sup>4</sup> Other stores were converted for laboratory and other uses by DSIR and occupied until new bespoke buildings were completed at the nearby main campus.

In recent decades the buildings have been leased out by private lessees for a variety of users. Some have been sold into private hands. The majority are currently occupied by motor vehicle businesses, including car yards and parts warehouses.

There have been changes to the buildings, including the replacement of doors, windows and external cladding and roofing. The extent of change varies between buildings. One of the buildings, 136 Park Road, has been substantially demolished (post 2020), with only a short section now left near the road which is without roofing or cladding.

## **2.2 Construction Professionals**

Robert A. Patterson (1892-1971)

Patterson was Government Architect from 1941 to 1952. He was largely self-taught through his work as a draughting cadet with Public Works Department. He became Government Architect during World War II and was involved with the large-scale construction of wartime facilities, working alongside James Fletcher, Commissioner of Defence Construction. Among the other buildings he worked on were the Willis Street Dental Clinic (Wellington), St Helen's Hospital (Christchurch), and the Nurses' Home, Middlemore Hospital (Auckland). He

---

<sup>1</sup> Grattan F.G. 1948, *Official War History of the Public Works Department*, Vol.3, Public Works Department, Wellington p.707

<sup>2</sup> *Ashburton Guardian*, 10 June 1948, p.2

<sup>3</sup> *Press*, 14 July 1953, p.8

<sup>4</sup> *Press*, 19 September 1956, p.16



received an Imperial Service Award and became Assistant Commissioner of Works (Housing & Buildings) in 1948.

## Sources

See footnotes.

### *World Wide Web*

'US Forces in New Zealand', <https://nzhistory.govt.nz/war/us-forces-in-new-zealand> [retrieved 11 June 2024]

Noonan, Rosslyn J. 1975, *By Design – A brief history of the Public Works Department Ministry of Works 1870-1970*, Ministry of Works, Wellington

## 3. Physical Description

### 3.1 Setting – Site Description

The main industrial area of the Hutt Valley is at the south-east end, beyond Petone, near the mouth of Te Awakairangi. Except for the over-spill of the railway workshops, the majority of the industrial area of Seaview and Gracefield lies to the south of the Waiwhetu awa, where it is bounded by the awa and harbour to the west and the hills to Wainuiomata to the east. The area is mostly flat flood plain land, with extensive reclamation at the seaward edge. The setting of the area is expansive, open, sunny and somewhat windswept.

The general urban form of the area consists of very large warehouse and industrial buildings widely spaced along an array of wide streets; although the buildings are typically massive, they are for the most part only a tall single storey in height, and the majority have open space around them. Perhaps the most prominent features are the two oil-tank farms, one near the river mouth and the other at Point Howard; these, together with the nearby marina, dominate views of the area from the distance. Belying the aspirational-sounding names of the areas, the overall built character is exceptionally prosaic and utilitarian; there are few trees, and few of the structures are of any particular visual or architectural interest.

There are fifteen former PWD warehouses still standing in the Gracefield area, in two main groups, with two clusters of warehouses in each group. They are set out in relation to former rail infrastructure in the area, with each group abutting the main rail line. Each group is surrounded by comparably large industrial buildings.

At 101-115 Gracefield Road there is a group of seven warehouses in two clusters, each set roughly perpendicular to the road, which takes a bend between each cluster and so places the clusters at sharp angles. The first cluster is made up of three lengthy buildings to the north, ranging from 170m to 220m in length, and the second of four shorter buildings (76m, 92m and a pair 150m long) slightly staggered to the road frontage. This group can be seen in long views in the local streetscape and has a strong and distinctive presence related to the sense of movement that the plan arrangement generates; the buildings of the group, taken collectively, are only lightly altered.

There are eight warehouses at 122-142 Hutt Park Road, one cluster of four in front of a second cluster of four, neatly aligned on a common axis. The front cluster, which includes buildings ranging from 80m to nearly 150m in length) includes one building that is substantially demolished (no. 136); the south ends of this cluster all come to a common line, leaving the north ends staggered against the street. The cluster has some presence in the

local streetscape, although the buildings that are most visible are the most altered of the whole collection.

Some distance away from the road to the rear, the second cluster of four warehouses at 126-142 Hutt Park Road align at the north end, with their lengths staggered to follow the back boundary line, from 105m (no. 142a) to 130m (no. 126). This cluster is little visible from Hutt Park Road, but has a striking presence from the near distance. This cluster of buildings is only lightly altered too.

While even the smallest of the buildings has a significant physical presence in its on its own right, seen together in the major groups the buildings make a highly distinctive array of industrial structures.

**3.2 Building or Structures**

The 15 former PWD warehouses are prosaic and utilitarian industrial structures, identical to all intents and purposes, and distinguished principally by variations in their length – and extent of modifications. In form, they are simple gable-roofed prisms, roughly 18m wide and of lengths ranging from 78 to 225m, as described above. Each comprises a single open volume with a 4.88m stud height, 22.5° roof pitch and small boxed eaves. Each building has a variety of loading door arrangements along each of its walls, and timber external joinery, including sliding doors and multi-light windows, as well as modern garage doors. Many of the buildings have been subdivided internally over time with partition walls.

The buildings are constructed over a concrete slab floor in modular bays using timber portal frames, which comprise a roof truss element and simple columns with knee braces, spaced at 4m centres down the length of each structure. At the roof plane, purlins span between trusses, covered with timber sheathing run down the length of the roof; above this, the roofing, originally corrugated asbestos sheeting or corrugated galvanised steel, was run on top of horizontal timber battens. Some of the buildings have clear corrugated roofing panels let in as skylights. The walls are framed with horizontal girts spanning between the portals and vertical studs clad with bevel-back weatherboards; each wall panel has a diagonal brace. All of the structural timber appears to be rimu.

Where the interior spaces have not been subdivided and the length of the building can be seen, there is a particular visual drama in the array of portal frames and trusses receding far into the distance, accentuated by the honey tones of the exposed timber structure.

**4. Evaluation**

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The war effort in New Zealand involved many elements and the construction of infrastructure to support the American troops was a significant part of that. Not all the warehouses built at Gracefield were used by the Americans but they were still deemed necessary. The mobilisation of the country’s resources to support the war effort

	encompassed one of the most important periods in the country's history.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The construction of the warehouses at Gracefield is linked to the outbreak of World War II and more specifically to the hosting of 43,000 American troops prior to the Pacific War.
<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: <i>High</i>
	The warehouses can be linked to the government architect, Robert Patterson, and his team of architects and draftsmen, and to the Public Works Department, who organised the construction of these large structures.
<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: <i>Low</i>
	The buildings have been used for storage and a variety of industrial and semi-industrial uses since World War II ended, but beyond that they have no particular social historical significance.

<b>Physical Values</b>	
<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: <i>Low</i>
	The warehouses sit on post-1900 reclaimed land, so no archaeology is likely to be present.
<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: <i>High</i>
	Although the design of the buildings is entirely utilitarian, they have high architectural value in their authenticity of appearance, their scale, their structural system and the dramatic character of the interior spaces. They have further architectural value when seen together in their clusters and as a group as a whole.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The structural design of the buildings, which relies on timber portal frames, is of moderate technological value.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The buildings all have a relatively high level of integrity, retaining their original form and structure with changes mostly confined to joinery, cladding and roofing, and internal subdivision.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The buildings are not old by regional or national standards.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The collection of warehouses comprises a nationally important group of buildings.  The two major groups of warehouses together have significant streetscape value.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.

<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: <i>Low</i>
	The provenance and history of these buildings are not widely known, so the recognition of their significance is low.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	There are warehouses built for American troops in various locations in Wellington and in Auckland, so these structures are not rare. There are still 15 standing at Gracefield.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	Some of the warehouses at Gracefield are largely original in appearance and are particularly good examples of this kind of structure.

## 5. Place information

<i>Reference</i>	<i>H132</i>
<i>Address</i>	<i>142 Hutt Park Road</i>
<i>Legal description</i>	<i>Lot 3 Deposited Plan 87502</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H133 21-23 Andrews Avenue, Hutt Central (1957)

Former State Fire & Accident Insurance Office



21-23 Andrews Street, Hutt Central, June 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

State Insurance was a transformative and successful player in the insurance market while it was in state ownership and this branch office illustrates the quality of building it constructed in New Zealand's cities and towns in the 20th century. At the time of its construction, it was the tallest building in Lower Hutt. It was in State Insurance's ownership for a little over 30 years but since then it has continued to play a role in the commercial life of the city.

This building was designed by notable Wellington architects Gummer and Ford, in the office's characteristic sleek Modernist idiom. Set in open space on a prominent corner site opposite the stop banks, it is something of a local landmark that stands out for its scale and architectural form, particularly the way the interlocked elements of its main elevations sweep around its distinctive concave corner feature.

## 2. History

### 2.1 History of the place

The State Fire and Accident Insurance Office was completed in 1957 and designed by the esteemed architectural firm of Gummer and Ford.

State Insurance Office (or simply State Insurance), as it was later known, was established by the Liberal Government in 1903 and it opened for business in 1905. Formed as a response to the costly private insurance industry, State Insurance offered lower premiums, which forced its competitors to respond in kind. It followed the Government Life Insurance Office, established in 1869 to help shore up the then weak life assurance market. The company grew quickly and by 1920 it had the largest share of the general insurance market in New Zealand, which it mostly retained over the following decades. By the mid-1960s, State Insurance was described as having 'the largest premium income, the greatest number of policyholders, and the widest branch representation'.<sup>1</sup>

On the back of its success, the company built – along with its head office in Wellington – a number of branch offices in the country's major towns and cities. Their favourite architects were the Auckland firm of Gummer and Ford, who picked up a lot of work from the company over a span of 40 or more years.

State Insurance had an agency in Lower Hutt, but didn't have a branch office and its own building. This changed when it chose to buy property at the west end of Andrews Avenue Street to house its own business. The property chosen was part of a major redevelopment in 1940 when the Lower Hutt Borough Council formed Andrews Avenue through land it bought from the Catholic Church (containing a church and presbytery) and the council's yard. Named after then Mayor John Andrews, who drove the project, the road (and surrounding land, cleared of buildings) was originally intended to be the centrepiece of a new civic centre, but this never came to pass.<sup>2</sup> Instead, the first new building in the area was the Lower Hutt Post Office on the north side of the road. Eventually commercial and government buildings dominated the area.

---

<sup>1</sup> 'State Insurance Activities', from *An Encyclopaedia of New Zealand*, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand <http://www.TeAra.govt.nz/en/1966/insurance/page-5> [retrieved 18 June 2024]

<sup>2</sup> *Evening Post*, 24 August 1937, p.10

There was considerable controversy when State Insurance bought the vacant site off Hutt Valley Commercial Buildings Limited. The company had paid £10,000 for it in 1948, but then sold it to State just two years later for just over £20,000. The story went all around New Zealand and State was accused in the media of having paid an excessive amount for the land and leaving taxpayers with the bill. The minister in charge of State Insurance, W.H. Fortune, pointed out that the money came out of the company profits not the consolidated account.<sup>3</sup>

Tenders for the building were called in August 1955.<sup>4</sup> The successful contractor is not known but the projected construction cost was £220,240.<sup>5</sup> The building was completed in 1957; an *Evening Post* photographer took an image of the almost completed building that year.<sup>6</sup> It was the tallest building in central Hutt. The full name of the company was emblazoned in letters on the first floor balcony. Today the building sits on a major street corner, but in 1957, Daly Street was a short cul-de-sac that gave access to the rear of a few buildings to the south. (Daly Street was not extended through to the south until the late 1990s). Along with the State Insurance offices, the building was shared with other businesses. The CBD of fast-growing Lower Hutt was a busy place and there was plenty of demand for office space.



*The newly-completed State Fire Building c.1957. (State Fire Building, Hutt City Heritage, <https://huttcity.recollect.co.nz/nodes/view/1533>, retrieved 18 June 2024)*

---

<sup>3</sup> *Press*, 10 June 1950, p.2

<sup>4</sup> *Press*, 10 August 1955, p.18

<sup>5</sup> See 'Andrews Avenue, 21-23, Hutt Central, State Fire and Accident Insurance Office', Heritage Inventory, City of Lower Hutt District Plan, October 2011

<sup>6</sup> EP/1957/4206-F, ATL



State Insurance was sold to Norwich Union Holdings in 1990 and in 2003 its operations were combined with its old rival NZI (formerly New Zealand Insurance), then owned by Insurance Australia Group. It's not clear how long State Insurance occupied the building, but it sold the property to Glendel Investment Ltd in 1992. In 2004, the property was bought by Andrews Ave Holdings Ltd. It has been owned by Tawata Farms Ltd since 2017.<sup>7</sup>

In recent years the ground floor retail area has been occupied by the ANZ Bank, then New Zealand Post, which used it to house its private boxes. In the early 2000s the upper floors were occupied by a variety of professional firms, including Designgroup Stapleton Architects, but in recent years these spaces have become something of a hub for public and private health providers and practitioners. The current naming rights are owned by Findex, an accountancy firm.

## 2.2 Construction Professionals

Gummer and Ford:

Wellington City Council: <https://www.wellingtoncityheritage.org.nz/architects/gummer-and-ford> [retrieved 18 June 2024]

## 2.3 Sources

See footnotes

### Secondary

Alan Henderson, 'Insurance - Transforming the insurance industry', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/insurance/page-6> (accessed 18 June 2024)

# 3. Physical Description

## 3.1 Setting – Site Description

The urban centre of Hutt City is at the west of the valley on the broad flat floodplains of Te Awakairangi / the Hutt River. The commercial core of the city is largely turned away from the awa, sheltering behind the modern stop-banks. The area is characterised by a grid of streets and intensive commercial development, predominantly low-rise interrupted with sporadic tall buildings. Inland from the riverbank, and save for a few isolated trees, the commercial area is almost entirely bereft of planting, creating a hard-edged urban landscape that contrasts strongly with the leafy character of the nearby civic centre and the surrounding residential areas. Although there are intermittent views along the streets to the distant hills, the commercial centre is closely built up.

Daly Street runs along the inside of the stop-banks, parallelling the course of the awa. It meets Andrews Avenue at a roundabout, in recent times the site of the Lower Hutt War Memorial. The former State Fire and Accident Insurance Office occupies the street corner on the south side of this intersection in largely open space, with the two roads and an open car-parking area at the rear enabling views of the building largely in the round. The open setting gives the building a strong presence in the local streetscapes.

## 3.2 Building

At five storeys in height, this substantial structure was (briefly) the tallest building in Lower Hutt when it was completed in 1957. It was designed by notable Wellington architects

---

<sup>7</sup> CT WN580/93, LINZ

Gummer and Ford in the office's characteristic sleek and elegant mid-century Modernist idiom of the time.

The main view of the building is oblique across the intersection, where both of its main elevations can be seen together. In the local streetscape, it is distinctive for its large scale, for its Modernist styling and its evident architectural quality and for the idiosyncratic way its L-shaped plan form wraps around the street corner with a bold four-storey concave element, riffing off the convex corner curves of its most prominent 1940s neighbours. The design is enlivened by the subdivision, articulation and modelling of its large planar surfaces to create a dynamic interplay of vertical and horizontal elements and features and a sense of depth, and by its refined detailing. The smooth plastered finish of the walls is all neatly lined out in a rectilinear grid pierced by a regular pattern of multi-light steel windows, which are subdivided within the same grid.

The form of the building is developed around an L-shaped plan with a five-storey core; a shallow four-storey bay window element projects out over the verandah along Andrews Avenue, now surmounted by glazing at the fifth floor (this was originally an open terrace in front of a set-back portion of the building); on the Daly Street side, the building has a stylised cornice line at the fourth floor; the fifth-floor element on this side has smaller individual windows on the same grid beneath a heavy cornice. The former open space above the curved corner is now infilled with a band of modern curved windows. It has a complex roofscape, including a substantial lift motor room that rises nearly two storeys above the main roof plane and a caretaker's space and flat, and some pitched roof areas.

The building still stands much as it was when it was opened, although the modern changes that have accrued over time, although mostly low-key, have not been especially complementary to the architectural quality of the original. These include new entry doors let in on the concave corner, the sills of the ground floor west windows cut down to the pavement level and the heads lowered, changes to the shopfronts, where modern aluminium joinery has intruded. Larger-scale changes have somewhat undone the original elegant stepped appearance of the building, including the enclosure of the former roof terrace on the Andrews Avenue elevation, and the construction of a glazed link to enclose the former balcony on top of the curved corner. The modern hipped roof extension to the lift room can be seen from across the road. Perhaps the most intrusive modern change is the awkward and inelegant modern sign and lighting system at the top floor.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Government intervention in the insurance market through the creation of state entities was a major influence on the provision of affordable and accessible insurance in New Zealand until the 1990s.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.

<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: <i>High</i>
	The building has a strong connection with State Insurance, the former state-owned insurance company that still exists, in name, to this day. Gummer and Ford were one of the country’s most successful and influential architectural firms during the 20th century.
<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: <i>High</i>
	As the home of State Insurance’s Lower Hutt office, the building would have been visited by many of its local customers. The building was also occupied by other businesses and by retail outlets, all of which contributed to the commercial activity in the heart of Lower Hutt.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be negligible.
<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: <i>High</i>
	This building is a representative post-war design of the firm of Gummer and Ford in the office’s characteristic mid-century Modernist idiom. It is a substantial but architecturally lively structure, notable for the way it makes use of its prominent corner site and for its refined detailing.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building was constructed with materials and techniques in common use at the time and which are still well represented throughout the Hutt Valley and wider region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The exterior of the building is largely as it was when it was first opened, and it accordingly has a high level of physical integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not old in the context of Lower Hutt.

vi) <i>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.</i>	Level of Significance: <i>High</i>
	This building stands out strongly in the local streetscape, for its prominent corner site, its strong architectural form, and its substantial scale, in contrast with the predominant two-storey height of the nearby buildings. It is key member of a group of 1950s Modernist buildings in the surrounding area.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
ii) <i>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: <i>Moderate</i>
	The building has been a feature of the central Hutt townscape since the late 1950s. It occupies a key corner so its removal would rob the CBD of an important building.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	The building is neither unique nor rare.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of 1950s Modernism, executed by a leading architectural firm.

## 5. Place information

<i>Reference</i>	<i>H133</i>
<i>Address</i>	<i>21-23 Andrews Avenue, Hutt Central</i>
<i>Legal description</i>	<i>Lot 1-3 Deposited Plan 12645 and Lot 2 Deposited Plan 15438</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H134 2 Bridge Street, Melling (1900)

Private residence



View from the east, June 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This house has some minor historic significance for its association with businessman Robert Laery and the house's first owners, his daughter Clara and her husband William Russell. The house is linked, through Laery, with the former estate of William Fitzherbert. It has otherwise had a modest history.

It is a typical high quality late-Victorian two-storey bay villa of a common form and style that is widely represented in the Hutt Valley and wider region. Apart from its main elevation to the east, the house is largely hidden from view by the tall trees and plantings around the perimeter of the land (less so in winter) and so does not stand out much in the local streetscape. It is notable for its high level of physical integrity, remaining much as it was when first built, and for its extensive grounds, which form a comfortable curtilage for the house, and enable it to be seen in the round.

## 2. History

### 2.1 History of the place

This house was most likely to have been built for William and Clara Russell in 1900. The designer is not known.

The land the house occupied was for a long time owned by politician and farmer Sir William Fitzherbert. Fitzherbert, an early Wellington settler (he arrived in 1841) was a trained doctor, who took up pastoralism and quickly became successful enough that he was able to enter politics. He served as Wellington Provincial Superintendent, colonial treasurer and as speaker of the Legislative Council, among a number of important roles. He used his political connections to acquire land in various places, including the Rangitīkei, Lowry Bay, Wainuiomata and in Lower Hutt, where he settled in 1850.<sup>1</sup> When he first moved to the Hutt, Fitzherbert built a prefabricated house he acquired in Sydney, which he named Tredenham. About 1858, he moved west across the Hutt River to a house he built on Section 24, known Willowbank. An obituary later noted the following:

[A] house was put up on a property at the Lower Hutt, which he had acquired and called Tredenham, a name which it bears to this day. From that time he lived at the Lower Hutt, progressing with the Colony. He soon acquired the property which is associated with his name, in time building the house his friends know so well, close to the present railway station.<sup>2</sup>

It is likely that the street formed on the west boundary of Fitzherbert's property was called Parliament Street because of Fitzherbert's deep involvement in regional and national politics. As one report put it, 'Many were the social and political garden parties and banquets held in the stirring days of the seventies and eighties, when the names of Fitzherbert, Vogel, and Fox were household words.'<sup>3</sup> His house, which grew into a substantial dwelling, was surrounded by trees, shrubs, gardens and an orchard. After the railway to the Wairarapa was formed as far as Lower Hutt in 1874, his property became far more accessible. Willowbank was literally a few minutes' walk from the station.

---

<sup>1</sup> David Hamer. 'Fitzherbert, William', Dictionary of New Zealand Biography, first published in 1990. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/1f11/fitzherbert-william> (accessed 31 May 2024)

<sup>2</sup> *New Zealand Mail*, 13 February 1891, p.33

<sup>3</sup> *Free Lance*, 13 December 1902, p.7

In 1886, Sir William subdivided part of his land and formed two streets, Bridge Street and Aglionby Street.<sup>4</sup> There was further subdivision of Section 24 in 1888. In 1890, Sir William died and his house was rented out for a period. In 1894, a 3.64 hectare portion of the land was brought under the Land Transfer Act by Sir William's sons Henry and William; the latter was the first Mayor of Lower Hutt.<sup>5</sup>

The Fitzherbert brothers sold the land, including their father's house, in 1897 to Robert Laery, a businessman.<sup>6</sup> Born in Liverpool, Laery arrived in Dunedin in the 1860s and then went to Picton where he was in business until 1873. He married Clara Thompson and they had five children. He and his family moved to Wellington and he went into business with Frederick Noble-Campbell as Laery and Co., auctioneers and estate agents. The latter retired in 1886 and Laery kept the business until 1895 when he turned it into a limited liability company.<sup>7</sup>

In February 1899, the Laerys hosted a widely reported wedding of their daughter Clara to William Russell, a Hansard reporter. (Clara's sister Adelaide was also married at Willowbank the following year.) In 1900, Laery sold the corner section of his property (the corner of Bridge and Parliament Streets) to Clara Russell.<sup>8</sup> Although there is no direct evidence to support this, it is assumed that the house was built by the couple at this point; its style is roughly consistent with this date. The Russells brought up three children in the house.

Robert Laery died in 1902. His widow moved to Belmont Road and, as stipulated in his will, the Public Trust subdivided the remainder of the land (into 39 sections) and formed roads to provide access, one named for Laery.<sup>9</sup> The Fitzherbert house, fixtures and outbuildings were put on sale for removal so that the property was free of any encumbrances.<sup>10</sup>

In 1905 and 1906, some of the Russells' land was taken for street widening purposes.<sup>11</sup> In 1924, Clara Russell sold the property and she and her husband moved to Wadestown. The new owner was David Renwick, a doctor, who added adjacent land from adjacent sections on the south and east boundaries to expand the property to the current footprint.<sup>12</sup> He and his wife Alison lived there until his death in 1934. The following year the property was sold to Joseph Dimond, also a doctor. He owned the house jointly with his wife Annie from 1954. Joseph Dimond died in 1977, and in 1979, Annie Dimond house sold the house to Aurelle Dobos and Stephen Colson, a company director.

In 1989, the house was transferred to Mayburn Corporate Management Properties, which was part run by Stephen Colson. In 1996, the house was transferred to Gimack Properties Ltd as an exercise of a Power of Sale by a mortgagee. In 1998, the house was purchased by Marjorie Brooky, Susan Beresford and Sarah Beresford in equal shares. In 2004, the house was purchased by Jason, Catherine and Gibson Hall. They remain the owners as of 2024.<sup>13</sup>

---

<sup>4</sup> *Evening Post*, 12 November 1886, p.2

<sup>5</sup> CT WN72/238, LINZ

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

<sup>7</sup> *Evening Post*, 19 August 1902, p.4

<sup>8</sup> CT WN72/238, LINZ

<sup>9</sup> CT WN72/238, LINZ; *Free Lance*, 13 December 1902, p.7

<sup>10</sup> *New Zealand Times*, 16 December 1902, p.8

<sup>11</sup> CT WN106/80, LINZ

<sup>12</sup> CT WN313/256, LINZ

<sup>13</sup> *Ibid.*





A detail from a poster (1902) advertising the Willow Bank estate sale, with the Russell property separated off (top **corner**) and the footprint of the former Fitzherbert house sitting beneath the arrangement of the sections. (ILS-1668125\_Acc-37634\_mm, ATL)

## 2.2 Construction Professionals

Not known.

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Melling occupies the northern end of the wedge of flat river plain that lies to the west of Te Awakairangi / the Hutt River and runs into the hills at the north and west. The area melds in to Alicetown to the south beyond the bridge. It is bounded by the awa to the east, and the railway line and the wide ribbon of motorway of State Highway 2 at the foot of the hills. The area has an open easterly outlook across the awa to the urban centre and the eastern hills in the far distance.

The general urban form of Melling is compact and low-rise, consisting of a small residential area of one- and two-storey housing – bisected by the Normandale over-bridge – that merges into commercial and industrial buildings at the south end and far north ends. The main streets are winding, roughly reflecting the course of the awa, and for the main part have a leafy green character and sense of establishment conferred by the collection of mature trees on most of the residential sites. Although the area around this house is populated with a diverse assortment of houses from all decades of the late 19th and early 20th century, the streetscapes of the wider Melling area are, in the main, most representative of its post-war development.

This house is situated on a large and prominent street corner site across the road from the train line and motorway. Bridge Street is notably leafy, lined with mature trees on the majority of the street boundaries, and most of the houses are set back from the street behind a screen of vegetation. No. 2 Bridge Street is no exception, with a dense cloak of mature trees and vegetation wrapped around its perimeter that screens it from view but with glimpses of the house offered through gaps in the growth, varying with the seasons. The site is notable for its large size and the generous curtilage it provides for the house.

The house sits to the north corner of the site where it is oriented south-east to the view across the valley, turning its back to the hills. Inside the fence, most of the grounds are in lawn, with a smattering of specimen trees and plants and some landscaped garden areas. Built features of the site include a picket fence, a modern pergola, a modern single storey prefabricated garage at the westernmost corner with a bullnosed verandah, and a wide brick-paved apron and driveway.

The house is one of a number of late 19th and early 20th century houses still standing in Melling.

### **3.2 Building or Structures**

This house is a typical late Victorian two-storey bay villa, of a common form and style that is widely represented in the region. It is notable for its physical integrity, being little changed from when it was built, and for its sense of authenticity to its time, as well as for the high quality of its construction and finish. That aside, the design and detail of the house is fairly generic, likely derived from a book of standard plans and detailed with catalogue parts from building merchants. Its overall plan form is an L-shape covered with a hipped roof, with a projecting bay to the left (west) of the main elevation and an adjacent two-storey verandah, with its own bullnosed roof at the first floor.

The eave is bracketed around three sides of the house (no brackets on the rear facing Parliament Street). The projecting left-hand bay has a semi-octagonal bay window at the ground floor, under a flat roof, and a twinned pair of double-hung windows above; the ground floor verandah contains the front door, at the left, and a large pair of double-hung windows; at the first floor, there are two pairs of French doors. The verandahs are ornamented with cast-metal fretwork, chamfered and moulded posts, and the first-floor level has a turned balustrade. Aside from a projecting bay window facing Bridge Street, the other elevations appear quite plain, as was common for the era.

The house is timber framed, clad with broad rusticated weatherboards and finished with timber door and window joinery, all under a corrugated steel roof. It remains largely faithful to its original appearance, save for changes to the utility spaces at the rear, facing Bridge Street (including an extension at the first-floor level).

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	This house was the first constructed on the well-known Fitzherbert estate (after the original home) and was a precursor to the eventual subdivision of the entire property. It is part of the story of Lower Hutt's development on the back of the subdivision of the major estates.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	No notable people are known to have occupied the house, with the possible exception of Robert Laery and Clara and William Russell. The former was a well-known Wellington businessman, who sold the land to his daughter to enable the house to be built.
<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: <i>Low</i>
	The house is a typical but highly authentic large dwelling of the late Victorian period. It shows how relatively affluent people of that period lived.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low, but the land was part of the Fitzherbert estate and it is possible that there might be some sub-surface remains from that period.
<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: <i>Moderate</i>
	This is a relatively ordinary high-quality house of its time, distinguished principally by its interesting verandah and bay windows and the ornamentation of its main elevation. It is of modest architectural value.

<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house is built with materials and techniques commonly used at the time, and which are well represented in the Hutt Valley.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Aside from the modern additions to the rear, the house appears little changed from when it was first constructed and can be considered to have a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly old in the context of Lower Hutt.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The house is the closest link to the former Fitzherbert estate. As it is largely screened from view it does not have a strong presence in the local streetscape. It is one of a modest group of late 19th and early 20th century houses still standing in Melling.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>Low</i>
	The house is reasonably visible on a key corner alongside the Western Hutt motorway. There does not seem to be a strong community connection to the house.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The house is not particularly rare or unusual, although it is the oldest house in the immediate area.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a very good example of a standard high-quality late Victorian villa.

## 5. Place information

<i>Reference</i>	<i>H134</i>
<i>Address</i>	<i>2 Bridge Street, Melling</i>
<i>Legal description</i>	<i>Part Section 24 &amp; Lot 30 &amp; Part Lot 31 Deposited Plan 1344</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

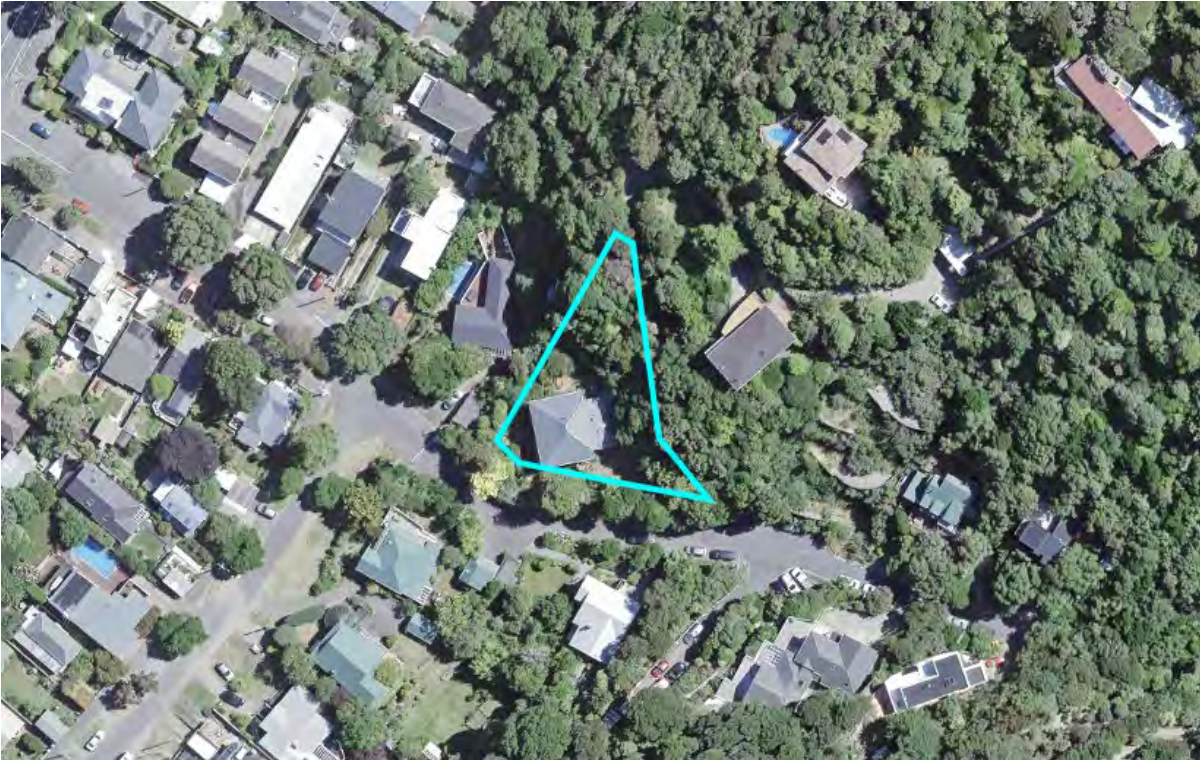
*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

*H135 17 Kowhai Street, Eastbourne  
(c.1900)  
Private residence*



*17 Kowhai Street, Eastbourne, April 2024*



*Aerial imagery, HCC GIS Viewer, April 2024*

# 1. Summary of significance

This prominent two-storey dwelling is most closely associated with the family that built it – the Boltons. Fred Bolton, the husband of its first owner, Margaret Bolton, was a successful Wellington lawyer and Eastbourne's first mayor. The house was built as a holiday home but it has been lived in permanently by most of its later owners.

The house is architecturally distinctive for its wrap-around two storey verandahs and for the strong architectural rhythm set between the verandah posts and the repetitive door joinery. Set on an elevated site against a bush-clad background and with an easterly outlook to the harbour, the house stands out as a prominent local landmark. It is part of the group of the suburb's earlier houses.

## 2. History

### 2.1 History of the place

This house was almost certainly built for Fred and Margaret Bolton, but the date of construction, architect and builder are not known. Bolton, a barrister and solicitor, was Eastbourne's first mayor.

The property at 17 Kowhai Street was purchased by Margaret Bolton in 1899<sup>1</sup> and it is likely that the house was built sometime after this. It is not clear whether it was purchased by her or by her husband in her name. There is no mortgage on any relevant title until 1908, so it may have been built then.

Eastbourne was the Boltons' second or country home; their main residence was in Wellington. At the beginning of the 20th century, they were living at Boulcott Street, but they later moved to Tinakori Road. There is no record in street directories or electoral rolls of the Boltons living permanently in Eastbourne. The couple, who married in 1892, had five children.

Fred Bolton was born in Wellington and educated at Wellington College. He trained as a lawyer and served his articles with Bell, Gully and Izard, and then worked for Chapman, Fitzgerald and Tripp.<sup>2</sup> At the time Margaret Bolton bought the property in Eastbourne, Fred was practising on his own account. He formed several partnerships but they never lasted. Bolton was politically ambitious. He was first elected to the Eastbourne mayoralty in 1906 and had three one-year terms before he put his hand in for the Wellington mayoralty in 1909. One of his policies was the 'wiping out of Haining Street', Te Aro, where many Chinese lived.<sup>3</sup> He was unsuccessful. He was also a member of the Wellington Harbour Board from 1908-11. He and Margaret Bolton divorced in 1913; he remarried, to English-born Alice Coutts (née Grey),<sup>4</sup> an artist, in San Francisco in 1918. He died in Piedmont, California in 1934.<sup>5</sup>

---

<sup>1</sup> CT WN100/201, LINZ

<sup>2</sup> *Evening Post*, 8 June 1906, p.5


<sup>3</sup> Ferguson & Hicks (Firm). Mayoral election. Vote for F G Bolton, because ... Polling day, Wednesday, 28 April [1909]. Ferguson & Hicks Printers, Lambton Quay, Wellington. Ref: Eph-A-LOCAL-Wellington-1909-01. Alexander Turnbull Library, Wellington, New Zealand. /records/22873559

<sup>4</sup> Alice Coutts (1879-1973) was married to artist Gordon Coutts, her former tutor in Sydney.

<sup>5</sup> Gleaned from Bolton's probate. There was some bitterness around the divorce, with Fred Bolton effectively cutting son Fred out of his will for his 'unfilial conduct towards me'. Bolton, Frederick George, Code: R23112483, 1935, Archives New Zealand

**MAYORAL ELECTION.**

**Vote For F. G. BOLTON Because**



**THE WINNING CANDIDATE**

**He is a Native of Wellington, and has all his interests in the City.**

**He is a business man of proved capacity in many directions.**

**He can devote full time to the affairs of the City.**

**He has had considerable experience on Local Bodies.**

**He favours running the Tramways on a business basis.**

**He advocates Municipal Markets and the wiping out of Haining Street, the Chinese Slum.**

**POLLING DAY: WEDNESDAY, 28th APRIL.**

*Ferguson & Hicks Printers, Lambton Quay, Wellington.*

*Fred Bolton and his pledges. (Eph-A-LOCAL-Wellington-1909-01, ATL)*

Over the period of the Boltons' tenure, they shed and gained portions of land. In 1901, a large section to the east was sold to Ann Tanner. By 1908, they had acquired various sections directly south of their property that bordered the newly formed Kowhai Street. After her divorce, Margaret Bolton devoted herself to charitable causes, including the Home of Compassion and St Vincent de Paul Society.<sup>6</sup> In the wake of Margaret Bolton's death in 1936, her executor sold some of those sections to Walshaw Berry<sup>7</sup>. A shed was added to the back of the house in 1936, although this was done at the behest of the Mansfield Estate or Mrs Mansfield.<sup>8</sup> Who this refers to is not known. None of the early permit-related documentation refers to anyone who owned the house.

The Bolton family retained the property for four more years before selling the balance to Clyde Aston, a soldier and commission agent, who subdivided some of the property and then sold it the following year to Harold Watson, a clerk.<sup>9</sup> Watson died in 1949 and over the next 18 years his widow Daisy progressively sold off various sections that eventually reduced the property to its present extent. In 1967, she sold the property to Denis and Heather Brenton.<sup>10</sup>

The Brentons sold the property to Johanna Van Der Veen in 1970. She kept the house for a decade before selling it to Rene and Renee Van de Weert. In 1982, the property was sold to designers Duncan Dempsey and Helen Jenkinson. They erected a lean-to carport in 1988, although that is two years after the certificate of title states they sold the house to company manager Roger Bonifant and his wife Annabel.

<sup>6</sup> *Evening Post*, 20 January 1936, p.13

<sup>7</sup> CT WN111/47, LINZ

<sup>8</sup> 'Application for Building Permit', 2 November 1936, ARCH2180, 17 Kowhai Street Eastbourne, 1936-1990, HCC Archives

<sup>9</sup> CT WN492/267, LINZ

<sup>10</sup> CT WN495/66, LINZ



In 1993, local residents Michael and Lea Gudsell bought the property before on-selling the same year to Margaret Montague, a chemist, of Christchurch. She kept the property for 25 years before selling to Peter Baker and Timothy Dick. In 2019, it was bought by Peter Smith and Marianne Fredriksson. The following year it was bought by Linda and Jonathon Devonshire, a company director, who remain the owners.<sup>11</sup>

A major single-storey addition, undated but pre-1993, is attached to the rear of the house. The house's landscaping has also been upgraded a number of times over its history.

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

### **3.2 Site/setting**

The modern suburb of Eastbourne occupies a lengthy narrow coastal terrace at the eastern side of Te Whanganui a Tara / Wellington harbour. The setting of the suburb is open and sunny, with an expansive outlook across the harbour to the hills in the far distance, the Hutt Valley to the north, and the harbour heads to the south. Stretched over several major bays, the suburb is bounded by the beaches and rocky promontories at the seaward side, and by the hills that divide the coast from the Wainuiomata valley on the landward side.

In form, it is a closely packed residential area, with development spilling up onto the hills and gullies, and, with one glaring exception, all in the form of low-rise one- and two-storey housing. The land has considerable cover of mature trees; combined with the backdrop of bush-clad hills this confers a verdant and well-established character to the area.

Kowhai Street is a steep cul-de-sac which runs up one of the gullies near the south end of the suburb and is progressively enfolded in bush as it rises. No. 17 sits swathed in vegetation on an elevated bench on the side of a spur on the north side of the street, where it looks out over the flats to the harbour beyond. The local topography isolates it from its neighbours, such that the house is a particularly prominent local landmark when seen from the lower reaches of the street. The site is a trapezoid; there is a large lawn area to the north, bordered by planting beds, a landscaped garden area to the west, divided in two with steps heading down the slope, and the driveway runs up to the south-west corner of the house.

### **3.3 Building or Structures**

No. 17 is a substantial late-Victorian two-storey house, of lightweight timber construction, clad in wide rusticated weatherboards and corner boards, and finished with a moderately-pitched corrugated steel roof and timber joinery. In plan the house is composed of a simple rectangular box under a hipped roof, with a single storey addition to the rear in place of the original lean-to. The house takes the form of a tropical villa, of a type built widely around the south Pacific and elsewhere. This would have been somewhat old-fashioned at the time of its construction. Characteristics of the type include a simple and largely symmetric floor plan, mostly symmetrical elevations wrapped in verandahs running around three sides of the

---

<sup>11</sup> CT WN5A/642, LINZ

house at both storeys, and the repetitive pattern of its French door joinery. These features suggest a house intended for a warmer and rather more tropical seaside climate, where shade and ample ventilation would be critical design features.

Architecturally, the house is especially distinctive for its broad two-storey verandah, which shelters under the main roof form and wraps around three sides of the house. Each side is divided into four bays by posts; the posts have diagonal struts joining to the verandah beam, and the interesting stickwork balustrade runs between the posts, all of which makes a distinctive pattern against the external joinery that shelters behind. Each wall at each floor is pierced by a series of narrow glazed French doors with overlights, three to the main elevation and two to the two side elevations. The regular rhythm of verandahs, balustrades, and French doors, and the patterns of light and shadow, all creates considerable visual interest.

At the rear of the house, the modern single-storey lean-to has a hipped roof, and contains the main entry, which is recessed within a sheltered porch. It follows the general style and materials of the house.

### 4. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Eastbourne was something of a playground for Wellington’s elite in the late 19th and early 20th centuries. Their role in Eastbourne life is exemplified by Fred Bolton’s tenure as Eastbourne’s mayor. This house speaks to the status a mayor would want to project.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	No notable people are known to have been associated with the house except Fred Bolton, Eastbourne’s first mayor and a successful lawyer.
<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: <i>High</i>
	This house illustrates, on somewhat of a grand scale, the kind of holiday home that Wellingtonians liked to build in Eastbourne in the late Victorian and Edwardian period.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.
<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: <i>High</i>
	The house has an unusual tropical villa design. It is distinctive for its broad two storey verandahs and repetitive arrangement of timber joinery, which gives it a strong architectural rhythm.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The house is built with materials and techniques in common use at the time, and which are still well-represented in the region. However, its tropical villa features elevate its technological interest.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Aside from the modernised lean-to, the house is thought to be largely as it was when completed, and it has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not particularly old in the context of Eastbourne or the wider Hutt area.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The house is seen isolated against a bushy background and is a prominent local landmark.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.

<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: <i>Low</i>
	This house is located back from the main thoroughfare of Muritai Road but it stands as one of the most attractive and prominently sited houses in Eastbourne.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	This kind of dwelling is unusual in the region but not unique or rare.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a fine example of a transplanted tropical villa.

## 5. Place information

<i>Reference</i>	<i>H135</i>
<i>Address</i>	<i>17 Kowhai Street, Eastbourne</i>
<i>Legal description</i>	<i>Part Lots 279 &amp; 280 DP 993 &amp; LOT 1 DP 41301</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H136 2-18 Laings Road, Hutt Central (1957)

Former CML Building



2-18 Laings Road, Hutt Central, June 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The former CML Building is historically important for its association with the firm that built it, Colonial Mutual Life Assurance Society, which was a major force in the insurance industry in Australia and New Zealand for well over a century. This building is a reminder of the extent of its operations – and its continued growth - and the then expectation that multi-nationals built and owned their own buildings. After CML sold the building in 1991, it has continued to serve the central business district of Lower Hutt, with retail on the ground floor and numerous small businesses on the upper floors (until recently).

This building was designed by the nationally significant firm of architects and engineers Structon at the peak of their practice. Designed in a simple Modernist idiom, it is a strong and distinctive work of architecture that stands out in the local streetscapes for its curvilinear form, rhythm, scale and evident quality of design, particularly in contrast to the surrounding collection of non-descript low-rise modern buildings. It is an important member of the group of major 1950s Modernist buildings in the city centre area.

## 2. History

### 2.1 History of the place

This building was constructed for Colonial Mutual Life Assurance Society (CML) in 1957 and was designed by the prominent firm of architects and engineers Structon Group of Wellington. The contractor is not known.

Established in Melbourne in 1873 by Thomas Jacques Martin, CML was a major Australasian insurance and investment company. It was founded, in part, to help protect widows and children of miners working in the gold industry in Victoria. (A mutual is member-owned co-operative organisation where people join up to meet their shared needs.) The company grew quickly and by the end of 1874 the company had offices in the capitals of the future Australian states. Branches were established in Fiji (1876), South Africa (1883) and New Zealand (1884).<sup>1</sup>

CML opened branches in many towns and cities in New Zealand. Like some of their counterparts in the financial industry, such as banks and insurance companies, CML developed something of a house style during the first half of the 20th century on the back of the work of Jack Hennessy of Sydney firm Hennessy and Hennessy, and many of the buildings share a strong family resemblance. They were also loyal to their favoured architects. CML's head office was in Wellington and the Wellington-based architectural firm Structon Group, who designed the CML's Lower Hutt building, received a lot of work from the company. Structon Group emerged from Swan and Lavelle, prominent architects who had designed pre-World War II buildings for CML.

CML remained a strong presence in Australasia throughout most of the 20th century and managed to remain financially sound through a number of economic depressions. It was demutualised in 1996 and listed on the Australian Stock Exchange the following year. It

---

<sup>1</sup> See 'Colonial Foundation – Our Story', in <https://colonialfoundation.org.au/about/our-story/> [retrieved 9 June 2024]; Cyclopedia Company Ltd 1897, Cyclopedia of New Zealand [Wellington District], The Cyclopedia Company, Limited, Wellington, pp.531-532; 'Colonial Mutual', [https://www.wikiwand.com/en/Colonial\\_Mutual](https://www.wikiwand.com/en/Colonial_Mutual) [retrieved 9 June 2024]

merged with the Commonwealth Bank in 2000 and, from then, the name CML largely disappeared from the commercial scene.<sup>2</sup>

The site of the proposed new CML building was the prominent corner bounded by Laings Road, High Street and Queens Drive which included the former Lower Hutt Post Office, which by this time was being used as the offices of the Lower Hutt Borough Council. In 1957, new council chambers were opened further along Laings Road and the council offered the corner site for sale, removing the former Post Office to clear the land. The property was bought by CML in December 1957.<sup>3</sup> Negotiations must have been well in hand earlier as a permit was issued for the new CML building at the same time the company bought the property. Contemporary images suggest that the building was constructed in two stages and work was still on-going in 1960.<sup>4</sup>

As was common at the time, the finished building was equipped with a caretaker, who lived in the penthouse flat. CML used the building as its Lower Hutt base until the late 1980s. It shared the building with a great many other occupants. In 1970, for example, no fewer than 15 businesses or organisations had offices in the building. Likewise, the long edge of the building offered space for six retailers, as it still does. This included, in 1970, a chemist, three clothes shops, a hat shop and a dry cleaners.<sup>5</sup>

In 1991, CML sub-divided the building into 17 separate parcels, which were then sold as unit titles. This ended CML's presence in Lower Hutt. In 2021, developers John Feast and Ian Cassels (The Wellington Company) purchased floors 1-3 and the penthouse and converted them into 16 two-room apartments and 16 one-room apartments, including two roof-top apartments. Marketed as 'Laings Road', the project also required extensive structural work, including new shear walls and a thickening of existing walls.<sup>6</sup> The project, which included a refurbishment of the exterior and roof and replacement of some of the original window joinery, was completed in 2023.

## **2.2 Construction Professionals**

Structon Group

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

### **3.2 Site/setting**

The business centre of Hutt City is at the west of the valley on the broad flat floodplains of Te Awakairangi / the Hutt River. The commercial core of the city is largely turned away from the awa, sheltering behind the modern stop-banks. The area is characterised by a regular grid of streets and intensive commercial development, predominantly low-rise but with sporadic tall

---

<sup>2</sup> See footnote 1.

<sup>3</sup> CT WN517/287, LINZ

<sup>4</sup> Grainy images shown in a Facebook page show the building in September and then December 1959. By that time (December), the building was only half finished. See <https://www.facebook.com/photosoldwellingtonregion/photos/p.987054974716107/987054974716107/?type=3> [retrieved 9 June 2024]

<sup>5</sup> *Wises New Zealand Post Office Directory*, 1970

<sup>6</sup> Dominion Post, 30 May 2022; 'Laings Road', <https://www.twc.co.nz/laings-road-project-overview/> [retrieved 9 June 2024]

buildings. Beyond the riverbank, and save for a few isolated trees, the area is almost entirely bereft of planting, contrasting strongly with the leafy character of the nearby civic centre and the surrounding residential areas. Although there are intermittent views along the streets to the distant hills, the commercial centre is closely built up.

The former CML building is located at the southern end of the commercial area, across the road from the civic centre precinct to the south and east, adjoining the main shopping zone of High Street to the north-east. A few mature trees close by offer a visual link to the park-like setting of the civic precinct and help enliven the immediate setting of the building.

The building stands out strongly in this setting, particularly by its scale and the quality of its design, from the surrounding non-descript modern one- and two-storey commercial structures. It occupies the entire width of the block on Laings Road and can be seen largely in the round, courtesy of the single-storey building on its south side.

### **3.3 Building or Structures**

Designed by Structon Group, a nationally prominent architectural and structural consultancy, in a simple Modernist idiom, this building stands out strongly in the local streetscapes for its distinctive curvilinear form, its strong architectural rhythm, its scale, and the evident quality of its design. The building is a tall four storeys in overall height, with a five-storey feature element at the front entrance; it is made of smooth-plastered reinforced concrete, with distinctive vertical fins and slender and elegant bronze window joinery

Its plan, which takes up the width of the block, is a simple trapezoid with generously rounded corners. The main elevations comprise a strong rhythmic array of full-height vertical fins, with elegant bronze windows between, all swept neatly around the two corners. The main entry, which is offset to the south of centre on Laings Road, is delineated with a projecting five-storey feature frame infilled with curtain walling, layered with rows of windows and spandrel panels and recessed back to the main wall plane (this is modern material replacing the original). Most of the south elevation is exposed to view, courtesy of the non-descript modern single-storey neighbour. These walls are simple planar surfaces, with a light well recessed in the centre. Each wall is pierced with a regular grid of windows, although modified from the original configuration of elegant multi-light steel windows – many of the windows have been covered over, and the balance have been replaced with aluminium windows that lack the attractive appearance of the originals.

The cantilevered verandah, which is the original, sweeps elegantly around the two street corners, following the form of the building; it is interrupted at the main entry, which is sheltered under a slightly elevated recurved-vaulted canopy. Below the verandah, many of the original shopfronts remain intact (excepting the south-eastern section), as does the inset main entry and its splayed flanking bays, although the entry doors are new. Each pair of shopfronts is divided by a granite-faced column, and the granite returns along the face of the plinths for the shop windows. Each shop has a large plate-glass display window in a timber frame and a glazed timber door slightly recessed to the side, all beneath a display panel.

The building has an expansive flat roof terrace, interrupted by the extension of the central bay, which contains the lift shaft and machine room and a storage space, and is in turn flanked by a single-storey tank room and the original caretaker's flat, and a modern flat addition on the north of the flat.



## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Major commercial firms, like insurance companies, nearly always built their own buildings where the business justified it and CML was no different in that regard. The purpose was not only to invest in 'bricks and mortar' but to define the look of the company. During the latter part of the 20th century, that model stopped being followed by most companies. The legacy of that approach is buildings like the Lower Hutt CML, which still shows its corporate origins.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Moderate</i>
	CML played an important societal role in New Zealand for most of its existence.
<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: <i>High</i>
	As the home of CML's Lower Hutt operations, the building would have been visited by many of its local customers. The building was also occupied by other businesses and by retail outlets, all of which contributed to the commercial activity in the heart of Lower Hutt.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be negligible.

<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: <i>High</i>
	This building is a distinctive work of architecture by a nationally prominent design firm. It is notable for its curvilinear plan form, its strong architectural rhythm and articulation and for the quality of its design and materials. It dominates the local streetscapes, where it stands out amongst its non-descript modern neighbours.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The base building was constructed with materials and techniques in common use at the time and which are still well represented throughout the Hutt Valley and wider region. However, the bronze windows are a rarely seen high-quality joinery system, and the building is of further interest for its early use of a curtain-walling system.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	With the exception of recent changes to the rear elevation, the exterior of the building is largely as it was when it was first opened and it accordingly has a high level of physical integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not notably old in the context of Lower Hutt.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	This building stands out strongly in the local streetscape for its scale and architectural quality, in stark contrast with its non-descript low-rise modern neighbours. It is key member of the important group of 1950s Modernist buildings in the surrounding area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.

<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: <i>Moderate</i>
	The building is a long-standing feature of Central Hutt townscape and occupies a key corner.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The building is not unique or rare, but it was purpose-designed for an unusual, three-sided site.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of 1950s Modernism, executed by a leading architectural firm, and emblematic of the sort of buildings CML were commissioning in the 1950s and 60s.

## 5. Place information

<i>Reference</i>	<i>H136</i>
<i>Address</i>	<i>2-18 Laings Road</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 19628</i>
<i>Extent of place</i>	<i>Legal boundaries including verandah in road reserve</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H137 21 Laings Road, Hutt Central (1932)

Lower Hutt Telephone Exchange



Lower Hutt Telephone Exchange, March 2024



Aerial imagery, HCC GIS Viewer, March 2024

# 1. Summary of significance

This is central Lower Hutt's first and only purpose-built automatic telephone exchange building. The arrival of automated telephone communication was highly anticipated by the city's residents, who expected the expansion of service to be transformational for the growth of the city. The exchange was expensive to construct and fit out and it represents a significant investment by the state in new technology in the Depression era. The building, including its later addition (c.1962), has had the same use since it was built.

The building's location on what was the eastern edge of the city was a precursor of the urban expansion into residential Lower Hutt and the formation of the civic centre. Today, on its prime corner site near the Town Hall, it remains a key feature of the Central Hutt townscape and an important contributor to the heritage values of the wider civic centre.

The original building is an accomplished work of architecture in a carefully considered and elegantly proportioned stripped Classical idiom. (The modern building was built to the rear and although taller remains subservient to the original.) It is interesting for its steel-frame construction, which was still novel for the time, as well as for its longstanding use and the way it illustrates the development of telephone technology over time.

## 2. History

### 2.1 History of the place

The construction of the automatic telephone exchange was a notable development in Lower Hutt's history. The new exchange removed the communications bottleneck of the previous manual exchange and facilitated the expansion and development of the city.

First patented in 1876 by Alexander Graham Bell, the telephone is one of the most significant inventions of the modern era. Coupled onto the electric telegraphy network, locally, nationally and internationally, it quickly became indispensable. The critical piece of infrastructure for this success was the telephone exchange. The first commercial telephone exchange was operating in late 1877 near Berlin; by the early 1880s exchanges were being installed all over the world.

The first use of a telephone in New Zealand was in 1877 and the country's first telephone office was opened at Port Chalmers in 1879. In 1881, the government replaced the Telegraph Department with the New Zealand Post and Telegraph Department and establish a state monopoly over telecommunications. The first manual telephone exchanges were opened in Christchurch and Auckland that year, with Dunedin (in 1882) and Wellington (1883) following.

Initially, telephone networks operated on the so-called 'magneto system', where the circuit was intermittently powered by batteries at the subscriber's end. Soon, larger telephone networks were powered from the exchange, typically through a 48-Volt DC battery system – known as a 'common battery' arrangement. Having the lines permanently powered in this way first enabled an automatic notification to the exchange when the caller picked up the phone handset, and later enabled the automation of exchanges.

Each subscriber required a pair of wires laid to the exchange, so the streets of New Zealand's towns and cities were soon transformed by thousands of poles festooned with wires and insulators on their arms. Very detailed wiring specifications were required for new connections. Manual exchanges required an operator, who connected callers with each other using fly-leads to join circuits on a patch panel as needed.

The popularity and rate of uptake of the telephone was spectacular. By 1910, there were 25,000 subscribers and 14 manual exchanges in New Zealand,<sup>1</sup> and the rate of growth was accelerating. However, manually-operated exchanges were quickly becoming a serious bottleneck for future growth of the telephone network.

The resolution of this constraint lay in automatic connection, which had been in development for many years before an American undertaker, Almon Strowger, of Kansas City, made the breakthrough in 1892 with the invention of the electromechanical stepping switch. This system was refined and improved over the next decade.

Encouraged by successful trials of automation in England and Australia, the Post and Telegraph Department called tenders in 1913 to install fully automatic exchanges in Auckland, Wellington, Blenheim, Hamilton, Oamaru, and Masterton. The successful tenderer was the Western Electric (Australasia) Company, a specialist in the provision of rotary exchanges, which could offer a larger number of connections than previous automated exchanges. The rotary system was a complex electro-mechanical evolution of Strowger's original automatic stepping switch, designed to be used with rotary dial phones.

The first automatic exchange equipment was installed at Auckland and Wellington in August that year, but this was only a temporary measure to ease the pressure on the manual exchanges, which were struggling with rapidly increasing demand. World War I paused progress, but in the wake of the war, equipment began arriving in the country and new exchanges were quickly built in many parts of the country. The first entirely automatic exchange in New Zealand opened at Masterton in June 1919.

The relative delicacy and fine tolerances of an automatic exchange's electromechanical equipment meant that the exchange spaces required consistent climate control to keep it all working properly. This also meant that, in most cases, new, purpose-built structures were required to house the machinery.

Wellington's various exchanges were automated by 1925, but Lower Hutt remained on a manual system, frustrating those who felt that the poor telephone service was hindering development and population growth. By 1926, there were 500 subscribers on the manual system,<sup>2</sup> which it is assumed was located in the Post Office building on the corner of Laings Road and High Street. Tenders were finally called for the installation of an automatic system in Lower Hutt in June 1929.<sup>3</sup> The successful tenderer was an (unknown) English supplier. The site for the new exchange on the corner of Laings Road and Queens Drive was residential land, which was gazetted and taken for Post Office purposes in November 1929, a forerunner of the city's urban expansion eastwards into housing areas.

The building was designed by the office of the Government Architect (J.T. Mair) and built by Fletcher Construction at a cost of £7,600.<sup>4</sup> The building itself was completed in October 1931 a full year before the exchange began operating. Although it was built at the height of the Depression, work on the exchange was underway before Government austerity measures kicked in. The building was described in a contemporary account:

The building is 55 feet long, and 61 feet wide, inside measurements. There are two storeys, the first storey being 12ft 9in. high, and the second story 16 ft. high.

---

<sup>1</sup> A. C. Wilson, 'Telecommunications - Telephones, 1877–1914', Te Ara - the Encyclopaedia of New Zealand, <http://www.TeAra.govt.nz/en/telecommunications/page-2> [retrieved 25 September 2016]

<sup>2</sup> *Evening Post*, 12 October 1926, p.8

<sup>3</sup> *Dominion*, 27 June 1929, p.13

<sup>4</sup> *Dominion*, 6 January 1931, p.11. The estimated cost was £7,500, later slightly revised upwards by £100. See *Dominion*, 14 October 1931, p.5.

The construction is steel frame with curtain walls of reinforced concrete, and a pointed brick facing between concrete bands. As far as possible the building is fireproof and earthquake proof. The foundations contain 221 cubic yards of concrete, and the building rests on what is practically a floating foundation. The concrete floor is six inches thick, and heavily reinforced. The walls contain 228 cubic yards of concrete and 116,000 bricks. On the ground floor are seven rooms, including a battery room, a place for the electric pumps which condition the air, a power room, and an air conditioning room. The upper story comprises one big room and will contain the whole of the automatic switching apparatus, the distribution board being in the front of the building, where the cables emerge from the cloak room shaft into a runaway along the front of the building upstairs.<sup>5</sup>

The P&T Department offered two options for customers – a local service to all subscribers in the Lower Hutt area (with a toll call to anywhere else), or, for an additional fee, direct access to Wellington subscribers, in addition to Lower Hutt local subscribers.<sup>6</sup>

The equipment was installed a year after the building's completion and on the point of the switch-over, which took place at midnight on 1 October 1932, the *Hutt News* described it as the most important event in the history of Lower Hutt and Petone boroughs.<sup>7</sup> No formal opening appears to have taken place. Automation meant that switchboard operators were all out of jobs.



*The building in 1957, after the parapet was replaced but before the major addition. (Hutt City Libraries, 3513: BRN417325)*

---

<sup>5</sup> *Dominion*, 14 October 1931, p.5

<sup>6</sup> *Evening Post*, 29 April 1932, p.8

<sup>7</sup> *Hutt News*, 5 October 1932, p.5

At some point, most likely following the 1942 Wairarapa earthquake, which caused extensive damage around the region, the building's tall brick parapets were taken down and replaced with the present concrete band and cornice arrangement.

More imported automated equipment was installed in the building in 1948 and one report states that the building was expanded to accommodate it, although it is not clear where that was.<sup>8</sup> The building was more than doubled in size in the early 1960s with a Modernist addition.<sup>9</sup> It was designed to complement the original building through the selective use of brick veneer (later covered over by metallic cladding in 2015). It is assumed that this was to expand the capacity of the exchange, which was a common response as demand increased (the size of the electromechanical switch gear scaled linearly with the capacity provided).

In 1981, Lower Hutt became the first digital telephone exchange in New Zealand with the installation of the Japanese-made NEC NEAX61K digital exchange.<sup>10</sup> It remains the backbone of telecommunications in New Zealand.

On 1 April 1987, following the passing of legislation, the Post Office's three core businesses – post, bank and telecommunications – were functionally subdivided and placed in state-owned corporations. Telecommunications was under a new entity, Telecom Corporation. Two years later, the overseeing department was abolished and three state-owned enterprises (SOEs) were formed, with Telecom Corporation becoming Telecom New Zealand Limited. Telecom New Zealand was sold into the private market in 1990. Telecom was subsequently split in two in 2014, with the network service arm becoming Chorus New Zealand Ltd., which owns and operates the building today.

External K-bracing, for seismic strengthening was installed prominently on the north-west and south-east elevations of the building in c.2016. The nature of any internal alterations over the building's life is not known. The building remains in use as a telephone exchange, one of many hundreds that Chorus runs nationally. The network equipment will now occupy only a tiny fraction of the available space.

## 2.2 Construction Professionals

*John T. Mair*

Dictionary of Biography: <https://teara.govt.nz/en/biographies/4m31/mair-john-thomas> [retrieved 27 March 2024]

*Fletcher Construction*

See <https://teara.govt.nz/en/biographies/4f17/fletcher-james> [retrieved 27 March 2024]

## 2.3 Sources

See footnotes.

### Secondary

Inland Telecommunications', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. *Te Ara - the Encyclopaedia of New Zealand*, updated 22-Apr-09, <http://www.TeAra.govt.nz/en/1966/post-office/page-3>

---

<sup>8</sup> *Hutt News*, 8 September 1948, p.7

<sup>9</sup> The date has been gleaned through dated aerial images that show the building without the addition in 1960 and in place by 1962.

<sup>10</sup> Awarua Communications Museum, 'Telephone Services', [retrieved 27 March 2024]



Emmerson, Andrew 'History of the Automatic Telephone System - The First 20 Years' in [www.britishtelephones.com/histauto.htm](http://www.britishtelephones.com/histauto.htm) [retrieved 27 March 2024]

Hurdeman, Anton A. 2003, *The Worldwide History of Telecommunications*, John Wiley & Sons (published on-line 2005)

Wilson A.C. 1994, *Wire & Wireless, A History of Telecommunications in New Zealand 1860–1987*, Dunmore Press, Palmerston North

### **3. Physical Description**

#### **3.1 Setting – Site Description**

The telephone exchange sits in the heart of Hutt City's civic centre on a prime site next to the former courthouse and opposite the council building and the town hall. Its context of substantial modernist two and three-storey civic structures dating from the 1930s to the 1960s is emblematic of the growth and development of Hutt City.

Now surrounded by green space and a parking lot, the building can be seen and understood in the round.

#### **3.2 Building or Structures**

The telephone exchange is a building of two distinct but conjoined parts, consisting of the original red-brick and plaster section of 1931 and the c.1961 concrete addition.

The original building is a handsome and well-proportioned two-storey structure designed in the stripped Classical idiom that in favour at the time. Although its overall form is a simple rectilinear box (the gabled roof not being visible from the street), its design is carefully considered and strongly rhythmical, featuring a lively interplay of vertical and horizontal elements and of simple contrasting materials – rich red brick against smooth plaster.

The main elevation faces south; it is symmetrically composed with a dominant central section of smooth plaster flanked with a tall and narrow brick-faced bay on either side. Its key elements and its proportions are tall and vertical, artfully contrasted with the horizontal divisions that run around the building – a moulded plastered base, a plain plastered band at the first floor, and a prominent coved cornice capping the form at the roof level.

The central section is in five bays, divided with giant-order Corinthian pilasters, and is wrapped with a moulded 'picture frame' that meets into the cornice. Tall steel windows at each storey (24 lights at the first floor and 16 lights at the ground floor) open to the interior spaces (and once provided views of the exchange equipment from the street); the main door is in the centre of the ground floor under a small flat pediment on stylised console brackets. The brick panels have each have a narrow slot window. The combination of brick, plaster and multi-light windows confer something of a Georgian character to the whole assembly.

The side elevations are rather plainer, but are notable for a rhythmic pattern of large steel windows, counterpointed by narrow slot windows at the front end of the building at both levels. Both of the side elevations are badly disfigured by poorly-considered modern interventions, most particularly the exposed steel braced structural frames at the north end (2016), but also the canopy/balcony structure on the east elevation. A fenced off area on the Laings Road side partially blocks views of the building too.

The c.1961 addition is a somewhat generic modernist piece very much of its time. Its architecture has little to do with the original exchange, although it very much has a common

purpose. This three-storey structure is somewhat taller than the original building and has an L-shaped plan covered with a hipped roof with eaves. The architectural focus is to Laings Road, with the primary architectural features being found in the internal angle of the L. This exhibits strongly horizontal proportions, reinforced with a ribbon of large steel windows at the first floor and a band of smaller windows to the top floor, contrasted against visible column elements, and the whole assembly here is quite lively and visually interesting.

The side elevations are rather more ordinary – plain concrete surfaces with the band of top floor windows carrying around to the north and east, and the east wall pierced by a row of clerestory windows lighting the first floor. The modern metal cladding panels strike a peculiarly discordant note; these cover over the original brick veneer that previously created some visual harmony with the old building.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The telephone has been a critical part of New Zealand's telecommunications infrastructure since it was first introduced in 1877. The introduction of an automated telephone network was, like everywhere else in New Zealand, a huge boost to Lower Hutt, commercially and socially. The building continues to house new technology as it is employed.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The arrival of automated telephone communication was hugely significant locally. Lower Hutt residents considered that the future prosperity of the city depended on it.
<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: <i>High</i>
	The New Zealand Post and Telegraph Office made critical contributions to New Zealand's development through establishing reliable communications infrastructure. The Government Architect (J.T. Mair) (and his office) and Fletcher Construction also made notable contributions.
<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: <i>High</i>
	The automation of telephone communication was one of the key steps in the transformation of life made possible by communications technology.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The original building is an elegant and accomplished work of stripped Classical architecture. The modern addition is of lesser interest.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The building is constructed with a steel frame and concrete walls veneered with brick, innovative for the time. It also illustrates the development of telephone exchange technology over time.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The original building remains largely as built, although the parapets have been significantly reduced in height. The modern steel bracing diminishes its visual authenticity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of Lower Hutt.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The exchange occupies a prime site in the civic centre, and makes an important contribution to the character and heritage values of the wider setting.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>Low</i>
	It is likely that community understanding of the importance of this place is no longer widely known or recognised.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The place is significant as a surviving automatic telephone exchange building. Nationally, only two purpose-built telephone exchanges are listed by HNZPT.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	Functional, but with a modest aesthetic overlay, this is a fine example of an automatic telephone exchange.

## 5. Place information

<i>Reference</i>	<i>H137</i>
<i>Address</i>	<i>21 Laings Road, Hutt Central</i>
<i>Legal description</i>	<i>Section 1 SO 36342; Section 1 SO 18908</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: April 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H138 148-150 Muritai Road, Eastbourne (1925)

Former Eastbourne Post Office



Eastbourne Post Office, 148-150 Muritai Road, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The Eastbourne Post Office is one of the most important public buildings built in Eastbourne. The settlement was clamouring for a post office for two decades before it was provided, not only because it would be of great assistance to the population but also because it was a status symbol for an aspirational area. The building is also historically significant for its 66 years of service to Eastbourne as a post office.

The building is a good example of the work of the Public Works Department and the Government Architect in the early 1920s. It is a prominent local landmark on its corner site at the edge of the commercial area, where it stands out from its neighbours for its distinctive English Domestic Revival design, its height and its interesting use of materials. It is the key member of the group of old commercial buildings in this area.

## 2. History

### 2.1 History of the place

The Eastbourne Post Office, which opened on 12 September 1925, was designed by the office of the government architect, John T. Mair, and constructed by Upton and Shearer, builders.

It was Eastbourne's first, purpose-built post office and signalled the end of years of reliance on temporary facilities. At the building's opening, Postmaster-General Sir James Parr recounted a timeline of all the different offices used, which began with an agency operated out of a store near Rona Bay Wharf run by James Savage in 1897. A telephone office was added later that year. After local agitation, in early 1898, the office was moved to a store at the more centrally located Muritai, also run by Savage, who remained postmaster and telephonist. A second telephone office opened at Rona Bay later in 1898 and this ran intermittently until 1915. That year, the Muritai office was moved to Rona Bay and a new, permanent post and telephone office opened, including a telephone exchanges. Satellite offices at Days Bay and Muritai were then only used for telegrams.<sup>1</sup>

The growing population and the inadequacy of the Rona Bay facility led to more calls for a dedicated post office. Various governments, who had to deal with competing demands from all over New Zealand, batted away these calls as well as they could. Hutt MP Thomas Wilford, then in opposition, agitated strongly for the post office and, finally, he was told in March 1924 that work would soon begin.<sup>2</sup> In May 1924, the Eastbourne Borough Council was told that 'plans and specifications ... are being expedited'.<sup>3</sup> A prime site on the corner of Rimu Street and Muritai Road was secured.

The building was designed by the office of the Government Architect, John T. Mair and tenders called in September 1924. For some reason they were called again a month later. Local contractors Upton and Shearer won the tender with a price of £3,860.<sup>4</sup> The building opened to considerable fanfare on 12 September 1925. Sir James Parr, in formerly opening the building, told Eastbourne residents that they possessed "the most attractive and up-to-date suburban post office in the Dominion."<sup>5</sup>

---

<sup>1</sup> *Dominion*, 14 September 1925 p.10

<sup>2</sup> *Dominion*, 22 March 1924 p.3

<sup>3</sup> *New Zealand Times*, 24 May 1924 p.2

<sup>4</sup> *Evening Post*, 27 November 1924, p.9

<sup>5</sup> *Dominion*, 14 September 1925, p.10

As designed, the building had all its post and telegraph functions downstairs and living quarters, presumably for the postmaster, on the first floor.

Over its life the building itself has been relatively little altered externally, although the north and west elevations are obscured by modern shops. Relevant building files reveal that the changes have included the construction of a VHF Hut in 1953, a garage in 1955<sup>6</sup> and a toilet block at the rear (undated).<sup>7</sup> Of these, the hut and garage have gone. In 1963, an addition was built on the west side of the building as a sorting room and a covered way built between that, the toilet and the main building.<sup>8</sup>

Plans were prepared for an interior refit in 1990, at an estimated cost of \$34,000,<sup>9</sup> but it is not clear if this work took place as New Zealand Post, by then a state-owned enterprise, walked away from the building. It was sold to the Donnelly Mollenaar Family Trust and the ground floor was converted into a wine bar – Poste Restante - in 1991.<sup>10</sup>

The buildings added to the north and west elevations are within the property boundary of the former Post Office, but their provenance is not known. In recent times the building has been converted into a single residence.

## 2.2 Construction Professionals

John T. Mair (187-1959)

<https://teara.govt.nz/en/biographies/4m31/mair-john-thomas> [viewed June 2024]

## 2.3 Sources

See footnotes.

### Secondary

Peter Shaw. 'Mair, John Thomas', Dictionary of New Zealand Biography, first published in 1998. Te Ara - the Encyclopedia of New Zealand,

<https://teara.govt.nz/en/biographies/4m31/mair-john-thomas> [accessed 12 June 2024]

# 3. Physical Description

## 3.1 Setting – Site Description

The modern suburb of Eastbourne occupies a lengthy narrow coastal terrace at the eastern side of Te Whanganui a Tara / Wellington harbour. The setting of the suburb is open and sunny, with an expansive outlook across the harbour to the hills in the far distance, the Hutt Valley to the north, and the harbour heads to the south. Stretched over several major bays, the suburb is bounded by the beaches and rocky promontories at the seaward side, and by the hills that divide the coast from the Wainuiomata valley on the landward side.

In form, it is a closely-packed residential area, with development spilling up onto the hills and gullies, and, with one glaring exception, all in the form of low-rise one- and two-storey

---

<sup>6</sup> 148-150 Muritai Road [Post Office] [3 items] - Arch 18220 Digital Copy - Envelope 1 of 3, HCC Archives

<sup>7</sup> This appears on a later plan as already built.

<sup>8</sup> 148-150 Muritai Road [Post Office] [3 items] - Arch 18220 Digital Copy - Envelope 1 of 3, HCC Archives

<sup>9</sup> 148-150 Muritai Road [Post Office] [3 items] - Arch 18220 Digital Copy - Envelope 2 of 3 Plans, HCC Archives

<sup>10</sup> 148-150 Muritai Road [Post Office] [3 items] - Arch 18220 Digital Copy - Envelope 3 of 3, HCC Archives

housing. The land has considerable cover of mature trees; combined with the backdrop of bush-clad hills, this confers a verdant and well-established character to the area.

The former Post Office is in the suburb's commercial centre at the junction of Rimu Street, which contains shops, and Muritai Road, which is predominantly residential. It occupies a prominent corner site with long views along Muritai Road, where it is a striking and distinctive local landmark. The building is set on a rakish angle facing the centre of the intersection, with a low bank of modern shops running along Rimu Street to the right. To the rear, a large open yard gives access to the back of the building and the back of the shops, meaning it can be seen substantially in the round.

### **3.2 Building or Structures**

The former Post Office is designed more or less in the form of a tall two-storeyed Georgian town-house but detailed in a distinctive English Domestic Revival idiom. Constructed of brick with concrete foundations and strengthening bands, the building has a heavy and steep hipped tile roof over walls of plaster and a brick base, fine steel window joinery, and cast-iron rainwater heads and downpipes.

The main elevation, which faces due east, has an entirely symmetrical composition with a base-middle-top arrangement (a heavy brick base plinth, the plastered walls and the tile roof) and strong vertical proportions. The two corner chimneys project through the roof to bookend the façade and draw the eye upward. The entry, several steps above the footpath, is set within a shallow projecting portico made of brick piers and stylised Doric columns supporting a heavy moulded plaster entablature and cornice; above this the piers are reflected in the corner posts of the ironwork balustrade (a flagpole is attached to the centre of the balustrade). Either side of the portico, a slender two-storey window bay thrusts vertically through the eave and is capped by a flat roof; the fine steel windows are each divided into four lights and separated by a spandrel panel of geometric brickwork.

The window and wall detailing wraps around the south elevation (and originally the north, now largely covered over by the adjoining shops). The rear (west) elevation, although very much secondary, is nevertheless carefully designed and features a cascade of hipped roofs extending over the various stepped forms of the plan.

The row of shops on Rimu Street was added late in the Post Office era. This meant the demise of the various outbuildings that had been built by the Post Office over its time on the site, and resulted in the side elevation of the building, previously all exposed to view, being partly obscured. The building has been significantly changed since it was sold out of government ownership, but virtually all the change is confined to the interior, first in the conversion of the ground floor space to a restaurant, and later in the conversion of the whole building into a single residence. A modern accessible ramp has been added to the front door, with a steel pipe handrail, presumably in the Post Office era.



## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The provision of government services and particularly their manifestation in bricks and mortar, was, and often still is, a major goal for towns and cities across the country. The ubiquity of mail as a mode of communication, plus the telephone and telegraph, meant that post offices were highly desirable assets to have.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Moderate</i>
	The opening of this building was a singular day in Eastbourne 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: <i>High</i>
	The building is associated, among others, with its designer, Government Architect John T. Mair and the local MP who pushed for the building to be built – Thomas Wilford, who was a highly influential national politician in the early 20th century.
<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: <i>Low</i>
	The Eastbourne Post Office has not operated out of his building since 1991, so its role in everyday life is much diminished.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	Designed by the PWD in the manner of a tall two-storey Georgian townhouse with a distinctive English Domestic Revival flavour, this landmark building is a confident and capable work of architecture, notable for its bold forms, heavy modelling, and thoughtful use of a restricted palette of materials.

<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building is made with materials and techniques in common use at the time and which are still found in the region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The main elevations of the former Post Office are almost unchanged from its time of construction and the building has a very high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of Eastbourne or Lower Hutt.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The former Post Office is a landmark building in the local streetscape, where it stands out for its prominent site, its dominant height, interesting use of materials and its fine architecture. It is the key member of the group of old commercial buildings in this area.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is associated with the building.
<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: <i>High</i>
	The building remains a significant landmark in Eastbourne village, courtesy of its splayed corner site, so its demise certainly would be a significant loss to the community and the built environment.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Inter-war public buildings, such as post offices, are not rare.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a very good example of an inter-war suburban post office building.

## 5. Place information

<i>Reference</i>	<i>H138</i>
<i>Address</i>	<i>148-150 Muritai Road, Eastbourne</i>
<i>Legal description</i>	<i>Lots 2 &amp; 3 Deposited Plan 1407</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H139 39-41 Percy Cameron St, Avalon

Avalon Studios



*Studio building, from the south, June 2024*



*Tower, from the north, June 2024*



*Aerial imagery, HCC GIS Viewer, April 2024*

## **1. Summary of significance**

Avalon Studios is one of the most distinctive and best-known complexes of buildings in Wellington. New Zealand's first purpose-built television studios and head office, it is historically important for the period it spent as the home of state television and for the many television programmes and films that have been created and produced there. With the exception of the tower, the complex largely retains its original use to this day.

The two buildings are architecturally distinctive, and while they have some commonality in the way their designs were approached and their use of materials, they are polar opposites in character and appearance. Despite its substantial size, the studio building is relatively discreet in its position tucked away from the main road. It is horizontally proportioned, thoughtfully articulated to help break its mass and scale down, and its simple rhythmic design is enlivened by the careful use of contrasting materials and forms. In a startling juxtaposition, the tower building is literally unmissable in the Hutt Valley (and can be seen clearly from the distant hills in Wellington city). As the tallest structure, by far, in the valley, it completely dominates views through Avalon and manages to stand out in views from most of the wider valley. As much as it is cleverly composed and carefully detailed and articulated to give architectural interest at close quarters, it is not broadly liked.

## 2. History

### 2.1 History of the place

Television in New Zealand had barely been operating two years when it was announced in 1962 that Avalon had been chosen as the site of purpose-built television studios.<sup>1</sup> At the time, the New Zealand Broadcasting Council (NZBC) studios were in Waring Taylor Street, Wellington.

The NZBC secured seven hectares of land at Avalon from the Lower Hutt City Council. This land had at once stage been earmarked for an open-air cinema by Kerridge Odeon, but the government banned open-air cinemas before it (or any other) was built.<sup>2</sup> In 1964, the NZBC secured an additional, adjacent 1.8 hectares that was ultimately never used. Initially, work was confined to the clearing of the site, construction of streets, planting and landscaping. The Ministry of Works was intended to be the architects for the project, but in 1965 the NZBC brought in the then Wellington-based architectural firm of Thorpe Cutter Pickmere and Douglas to 'develop ideas for the site'.<sup>3</sup> They took over all design work.

Alongside the provision of an expansive suite of studios, the notion of a high-rise administrative block also took hold. It was based not only on the need to house New Zealand television's administrative staff, but to place a dominant structure on the site and to give sufficient height for microwave broadcast services.<sup>4</sup> The designers took into account that if there was a fire, the Lower Hutt Fire Station had a ladder long enough to reach a top floor 32 metres above ground level. The building was to house a reception on the ground floor, a cafeteria on the first floor and upper floors for office accommodation – with the microwave tower, aimed at the broadcasting link on Mt Kau Kau and other points, on top. The concept got no serious pushback from the Lower Hutt City Council.

In August 1965, the government deferred the decision to build the complex for a year,<sup>5</sup> which turned out to be nearer to two years. Then, late in 1967, the NZBC was finally given approval to seek tenders for the new television complex,<sup>6</sup> which was also to incorporate a film lab and a film production hub. The tender for the first stage – the studios – was won by A.V. Swanson and Son in February 1968. The estimated cost was just over \$2 million and the timeframe for construction was for up to three years.<sup>7</sup> In 1969, a further contract was let to Swanson and Son to build a services centre at a value of \$321,539.<sup>8</sup>

While the studios were brought into use progressively, the administration block began to rise. Commissioned in 1970, it was built by C.P. Construction and valued at \$1,611,497.<sup>9</sup> In the midst of the construction, colour television arrived in New Zealand – in August 1973. When the Avalon facility was finally completed in early 1975, it was the largest television complex in Australasia and the administrative block was by far the tallest building in Lower Hutt. (The government was able to use a land designation to enable construction over the permitted

---

<sup>1</sup> *Press*, 17 March 1962, p.13

<sup>2</sup> Background briefing prepared by Town Clerk for Councillor D.A.J. Hadley, 19 June 1964, Government Buildings - Television Studios, Avalon - Arch 49274, HCC Archives

<sup>3</sup> Director-General, NZBC to Town Clerk, LHCC, 10 March 1966, Arch 54713

<sup>4</sup> Architects to City Engineer, 13 October 1966, Arch 54713

<sup>5</sup> *Press*, 9 August 1965, p.12

<sup>6</sup> *Press*, 2 October 1967, p.24

<sup>7</sup> *Press*, 17 February 1968, p.1

<sup>8</sup> *Press*, 5 December 1969, p.14

<sup>9</sup> Memo on Television Studios, undated but c.1971, Arch 54713.

height). Construction took far longer than planned. Cutter Pickmere Douglass and Partners (as the firm had become by then) were still producing drawings for the project in 1975.

One source put the total cost at approximately \$10 million, a little over half of which was spent on buildings and about \$4 million on the electronic equipment.<sup>10</sup> The complex was opened, live on television, by the Governor-General Sir Denis Blundell on 17 March 1975.<sup>11</sup> This took place shortly before New Zealand got a second television channel, although that channel ended up being based in Auckland. One of the first major uses the studios were put to was as the site of the first Telethon, in 1975, which raised \$593,878 for St John Ambulance.

The location of the complex was an immediate operational problem, with many staff still living in Wellington and having to commute out to the Hutt. Most of the news staff were also based many kilometres from Wellington city, where much of the news was generated. The studios were planned for other reasons – the lack of rehearsal space, specialist functions located in the wrong place – but despite that, important television was produced there, including the long-running soap *Close to Home*, dramas, magazine-style shows, current affairs programmes, *Dancing with the Stars* and many telethons.

The decline in the use of the facility set in early in its life, with the relocation of television news to Auckland in 1980 following the merging of the two state-owned television channels into a single organisation, Television New Zealand (TVNZ). Nine years later, TVNZ moved to new \$80 million headquarters in Auckland, the same year that the privately owned channel TV3 was launched. Prior to this, over 700 people were employed Avalon.<sup>12</sup> The first attempt by TVNZ to sell the complex was in 1997, the same year that the programme *Fair Go* was shifted to Auckland.<sup>13</sup> TVNZ publicly committed to keeping the Avalon facilities but signalled that it wanted to stop making programmes and concentrate on broadcasting. In 2004, TVNZ finally sold part of the site, including the tower. The remainder of the complex was sold to Avalon Holdings in 2012 and became a private television and film production facility.

In 2020, the Wellington Company announced it was going to build 58 one and two bedroom apartments in the tower block. Although work was going to begin in 2021 the developer cited asbestos issues for pausing the project.<sup>14</sup> It remains (in 2024) in a hiatus.

There have been alterations to the buildings. In 1993 there were alterations to the offices and film production studios, at a cost of \$450,000; significant unspecified alterations made in 2001 to the value of \$3,950,000; alterations to the tower in 2004; and changes to the entry and reception in 2005, the latter designed by Designgroup Stapleton Architects.<sup>15</sup> An archives building for TVNZ was constructed nearby in 2014 (on a separate property title), also to the design of Designgroup Stapleton Architects.

## 2.2 Construction Professionals

Cutter Thorpe Pickmere and Douglas: <https://www.lostproperty.org.nz/architects/cutter-thorpe-pickmere-douglas/> Courtesy of Lost Property – Auckland's Alternative Modernist Architecture and History: A Work in Progress [retrieved 19 June 2024]

---

<sup>10</sup> *Dominion Post*, 11 April 2011. Another source put it at \$14 million (*Press*, 18 March 1975, p.1).

<sup>11</sup> *Press*, 18 March 1975, p.1

<sup>12</sup> *Dominion Post*, 28 March 2015

<sup>13</sup> *Dominion Post*, 11 April 2011

<sup>14</sup> *The Post*, 2 September 2023

<sup>15</sup> See 2011 Heritage Inventory entry 'Percy Cameron Street, 39 and 41, Avalon', HCC. It is assumed these references relate to information provided by Hutt City Archives.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

The modern suburb of Avalon is situated on a broad expanse of flat valley floor land situated between Te Awakairangi/Hutt River and the railway line to the south-east. The setting of the suburb is open and sunny with an open northerly aspect.

It is a meticulously planned post-war residential suburb, intended to be – operating in conjunction with the nearby commercial and industrial centre of Naenae – largely self-sufficient, provided with a full suite of community amenities and opportunities for local employment and to be well connected to the wider region. The overall urban form of the suburb is low-rise, dominated by single-storey housing on small lots and with few buildings over two storeys in height (the former National Film Unit building and Avalon TV Studios are the largest structures in the suburb). The streetscapes, which feature meandering streets off the main roads, are filled with mature trees which confer a sense of establishment and a pleasant leafy character to the suburb.

The land to the west of Taita Drive was predominantly in riparian paddocks from the 19th century through to the 1950s, when the suburban development of Avalon and Taita got going in earnest. This development quickly overtook the previous market garden use of Avalon, changing the agrarian character of the area to wholly suburban one over a relatively short period. By the time the television studios were under construction in 1967, new housing lined the length of the west side of Taita Drive, then still the main connecting road through this part of the valley, and flood-control stop-banks had been built, running along the line of the present Harcourt Werry Drive (opened in 1979), with the river flat beyond the stop banks being designated recreation reserve land.

This remains the setting of the studios today, albeit that it is considerably leafier as trees planted in the 1960s have matured and riparian plantings along the awa have taken hold. Several related buildings have been constructed around the complex within the old site boundaries, including the TVNZ archives and the New Zealand Film Archive, as well as a substantial back-lot and supporting facilities, and a commercial business park has developed to the north.

While the studio building is relatively discreet in the local streetscapes, being of modest height and tucked away behind a row of houses that partly mask it from the street, and otherwise partly screened from views in the other direction by the stop banks, the tower is, for better or worse, completely unmissable due to its great height and distinctive architecture, qualities which make it the most prominent built landmark in the entire Hutt Valley.

## **3.2 Building or Structures**

The Avalon television production centre comprises two main buildings, the television studios and the office tower.

The studio building is a substantial three-storey rectangular box, roughly 95m x 80m in plan divided into 7.2m bays. Although the functional arrangement of the building within the box is prosaic, with the interior volume subdivided into an array of similar studio and support spaces, the design and detail of the building elevates it above the ordinary.



It is built with a structural steel frame and covered with a roof made of steel trusses with an unusual diamond-shaped cross-section, drawn out into a pyramidal point beyond the external walls and clad largely in translucent panels, one truss per structural bay. These give a distinctive shark's-tooth profile to the roof in plan and elevation that confers considerable visual interest, and which creates a striking architectural rhythm to the structure. On three sides of the building, the upper walls are clad with panels of textured concrete; these are suspended above a grid of windows with timber spandrel panels at the ground floor. On the western elevation, the last bay of the roof trusses is stepped down from the main roof plane and the walls are predominantly glazed, making for a visually interesting and dynamic appearance when seen in passing from the stop-banks or the main road.

While the studio building is a relatively discreet structure despite its great size, the tower is its polar opposite. It is an unmissably tall and attention-seeking 1970s Modernist building with Brutalist<sup>16</sup> influences that completely dominates views around Avalon and most of the Hutt Valley (the tower is obvious in views from the hills in Wellington). By far the tallest building in the Hutt, it is roughly 14 storeys high from ground to the top of the lift over-run. Its height is divided into a two-storey podium base, with a dramatically cantilevered first floor fitted with full-height glazing captured between two thin concrete slabs, surmounted by a storey of equally dramatic vee-shaped fin brackets that cantilever from the core to support eight storeys of office tower above, and is capped with three storeys of lift over-run in slender precast concrete panels, ringed with circular concrete grids that supported an array of microwave dishes (these are now mostly removed and replaced with cellphone equipment). Seen from any distance, the whole structure rather resembles a giant-scale 1950s cartoon robot, with the dishes standing in for eyes.

Up close – in contrast to its undistinguished appearance in longer views – the building is well articulated and finely detailed and has a well-considered composition with visual drama in its contrasting materials, forms, textures, and patterns. The main body of the tower has a strong vertical emphasis in its slender full-height concrete fins, which spring off beam ends above the brackets at its base, and is subdivided horizontally with contrasting interleaved bands of gridded windows and finely striated concrete spandrel panels. The space between tower and podium, filled with the huge ribs of the v-shaped cantilever brackets makes a dramatic separation between the primary elements, as does the equally dramatic cantilevered overhang of the first floor, with its gently chamfered soffit of board-formed concrete above the building's main entrance.

---

<sup>16</sup> The French term *Béton Brut* relates to the architectural expression of the materiality of concrete, via forms and surface finishes that celebrate the intrinsic nature of the material, an architectural concept and movement that took off in the 1950s and 60s. The Anglicised 'Brutalism' is inaccurately, if commonly and aptly, taken to refer to the physically brutal style of many of the buildings of the era.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The development of television as a medium was an important element of life in New Zealand in the second half of the 20th century. It was entirely in state control during this period and the decision to move to a purpose-built facility in Avalon was made early in the television era.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	Many important television programmes and movies have been shot or partly shot at Avalon Studios and it continues to be used for that purpose. It may be most famous for being used for the very first Telethon in 1975.
<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: <i>Moderate</i>
	The building is associated with various governments, government ministers and NZBC executives who made the decision to build the studios at Avalon or supervised its planning and development over 13 years. The architects, Cutter Thorpe Pickmere and Douglas, did not have a high profile although the practice worked on a lot of important buildings across New Zealand.
<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: <i>High</i>
	Avalon Studios was a significant contributor to the cultural life of the country for the period it was in regular use by state television.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.

<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: <i>High</i>
	Both the studio building and the tower building have a high level of architectural value in their form, articulation and carefully considered use of materials. While the studio building is relatively discreet in the wider landscape, the tower is unavoidable.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The buildings were constructed with materials and techniques in common use at the time and which are widely represented in the region. There is some modest technological value in the design of the cantilevered base of the tower and in the roof trusses of the studios.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The tower and studios remain largely as they were when the complex was first opened and both still have a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of the Hutt Valley.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The tower of Avalon Studios is an unmistakable landmark in the Hutt Valley, being the tallest building in the valley by far and visible for great distances. The television production complex is a significant group of buildings.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>Moderate</i>
	The tower of Avalon Studios is widely recognised due to its height and distinctive architectural character which gives it a significant presence in the Hutt Valley. While very well-known, the tower is far from universally liked and it holds a certain level of infamy in the region.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	The complex is unique in that it is the only state-built television studio in the region and the tower is still, by far, the tallest building in the Hutt Valley.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	Avalon Studios is an excellent example of a bespoke television production centre of the 1970s.

## 5. Place information

<i>Reference</i>	<i>H139</i>
<i>Address</i>	<i>39-41 Percy Cameron Street, Avalon</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 590745; Lot 2 Deposited Plan 569885</i>
<i>Extent of place</i>	<i>Television studio building and office tower</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H140 38 Tyndall Street, Waiwhetū (1907)

former Rātō Rosanna Home



38 Tyndall Street, June 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This imposing house is significant for its association with its first owner, English-born businessman Harry Hayward, who constructed it as a semi-rural refuge for him and his wife Jessie in 1907. Hayward owned much of the land that became the suburb of Lyall Bay and was instrumental in the development of that area. The family's appreciation for the forest on their property behind the house culminated in their decision to firstly preserve it and then later gift it as a reserve to the public, an early example of private conservation in action. The house has served two Catholic orders, St John of God and the Sisters of the Good Shepherd, who both used it to run institutions. Since 1990, the house has been in private ownership, although this has ultimately led to it losing its immediate setting.

The house is a fine example of the work of one of Wellington's greatest architects, Frederick de Jersey Clere, and is the oldest and grandest building in the local area. Its design is that of a somewhat overgrown double-bay villa, most notable for its unusual height, its elegant vertical proportions, and the heavy modelling, including the two-storey front verandah, that gives it considerable visual interest. Due to its elevated position, architectural quality, and sense of age it is particularly distinctive in the local streetscape.

## 2. History

### 2.1 History of the place

This large dwelling was constructed in 1907 for businessman Harry Hayward (1856-1853) in 1906. The architect was Frederick de Jersey Clere. The builder is not known.

Hayward was born in Yetminster, in Dorset, England. He arrived in New Zealand in 1877<sup>1</sup> and made several trips back and forth in his early years as a representative of British manufacturers, such as Peyton and Peyton of Birmingham, who made bedsteads.<sup>2</sup> He made a connection with George Luxford, the owner of a portion of the Melrose estate, and became a part owner of the then largely unoccupied lands south of the city. It was through Luxford that he met and married Luxford's daughter Jessie (1866-1953) in 1886. They had two children, Muriel and Cyril. Hayward built a brick store in Farish Street in 1887, which served as his Wellington offices for many years. The family moved to what was then a remote Lyall Bay in 1888,<sup>3</sup> where Hayward (with Duncan Crawford) subdivided land for sale in the mid-1890s. The Haywards lived in what he dubbed Melrose House, a rambling dwelling on Queens Drive. He was credited with donating the land that made possible the construction of Queens Drive around Wellington's south coast.<sup>4</sup> In 1905, Hayward put the house and associated land up for sale.

Hayward was still trying to sell that property when he took possession of a large property in Waiwhetū. By October 1906, he still hadn't sold Melrose, so he resorted to subdividing part of the land and discounting the price for sections. Selling land some distance from the city without access to public transport was difficult, although the tram did reach Lyall Bay in 1910. The new house at Waiwhetū was designed by Frederick de Jersey Clere, who, in March 1907, advertised 'for tenders for the erection of a substantial residence upon a hill site at the Hutt'.<sup>5</sup> The contractor is not known. The Haywards were living in Waiwhetū by August that

---

<sup>1</sup> *Dominion*, 3 June 1936, p.5

<sup>2</sup> *Lyttelton Times*, 2 May 1882, p.5

<sup>3</sup> *Dominion*, 3 June 1936, p.5

<sup>4</sup> *New Zealand Times*, 9 April 1925. p.8

<sup>5</sup> *New Zealand Mail*, 20 March 1907, p.60

year,<sup>6</sup> so it is assumed the house was completed by then. They named their new home 'Rātō', in honour of the sunsets they experienced from the house.

Before he and his family took possession, Hayward put some of his land at Waiwhetū on the market and also rented out a small farm. The property surrounding the house, particularly to the rear, was made a feature by the Haywards, with gardens immediately behind the house and forest beyond, which he preserved. Harry noted the erosion and loss of topsoil that followed the clear-felling and burning of the native bush on the Hutt Valley's eastern hills and he decided not to follow suit. To facilitate access, the Haywards got their staff to build tracks through the bush. In 1938, the area behind the house, some 19 hectares, was gifted to the Crown.<sup>7</sup> It was then gazetted a Scenic Reserve (now Hayward Scenic Reserve), initially administered by the Lands and Survey Department and then, from 1958, by the Lower Hutt Borough Council.<sup>8</sup>

The couple's love of gardening led to Harry Hayward becoming president of the Hutt Valley Horticultural Society in the late 1910s. He was also President of the New Zealand Society of Dorset Men Beyond the Seas,<sup>9</sup> and a life member of the Royal Geographical Society.<sup>10</sup> A keen golfer, Jessie Hayward was a founder or early member of the Hutt, Karori and Wellington Golf Clubs.

Jessie (87) and Harry (96) both died in 1953. Both were cremated and interred at Karori Cemetery. The Haywards' property, by then comprising 7.7 hectares, was sold to the Catholic Order of St John of God. The building was then used as a convent. In 1966, the house was taken over by the Sisters of the Good Shepherd for use as a hostel for young, unmarried, expectant mothers.

In 1989, the sisters decided to close their institutions and in 1990 the property was bought by Christchurch-based United Lifecare (Lower Hutt). The company formed an extension to Tyndall Street and created sections around it. The section containing the house and land behind it was sold separately as Lot 10, encompassing about seven hectares. It was purchased by William and Annette Bell in 1992.<sup>11</sup> In 1995, the couple engaged conservation architect Ian Bowman to design additions to the house, comprising a north wing and a conservatory to the rear surrounded by a broad deck. The balcony on the first floor was also extended. Garages were built beneath the extensions and a new stair constructed to the main entrance.

In 1997, the house was bought by Rātō Health Ltd (Godfrey and Tessa Therkleson) and two years later it was purchased by Laymas Sinanen. Following a court order under the Corporations Act 1989, the property was transferred to Anne Gray, Philip Roberts and Moeroa Gray in 2000.<sup>12</sup>

In 2007, the property was purchased by Michael and Lynda Pangrazio. Michael Pangrazio, an artist and art director and visual effects director in feature films, moved to Wellington with his family to work for Weta Digital. The couple restored the house and made significant decorative changes to the interior, many of them carved by Pangrazio himself.<sup>13</sup> In 2019, the

---

<sup>6</sup> *Evening Post*, 17 November 1886, p.4

<sup>7</sup> *Evening Post*, 20 April 1938, p.10

<sup>8</sup> 'History of the Hayward Scenic Reserve', <http://www.waiwhetu.org/history.htm> [retrieved 6 June 2024]

<sup>9</sup> *Evening Post*, 19 August 1918. p.4

<sup>10</sup> *Evening Post*, 5 June 1911, p.7

<sup>11</sup> CT WN37B/488, LINZ

<sup>12</sup> CT WN41D/686, LINZ

<sup>13</sup> *Dominion Post*, 10 December 2018

couple sold the house and property to Lifestyle Trading Limited, who sold it to RV2 (Christopher and Neil Shackel) the following year.<sup>14</sup>

RV2 undertook major changes to the property, putting the house on one section, the rest of the property on another and redeveloping the latter for multi-unit terrace dwellings. The outcome severed the house from its long-standing backdrop of gardens and trees. The house has been owned by the present owners since January 2022.

## **2.2 Construction Professionals**

Frederick de Jersey Clere (original architect):

<https://teara.govt.nz/en/biographies/2c22/clere-frederick-de-jersey> [retrieved 12 June 2024]

1995 additions designed by Ian Bowman, conservation architect.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

The suburb of Waiwhetū occupies flat floodplain land around the course of the awa, and nestles into the bush-clad shoulders of the eastern Hutt hills. The setting of the suburb is open and sunny; from the higher points, views extend across the valley floor to the western hills in the far distance.

When the house was built, it was isolated within an expansive pastoral setting; most of the land in the valley was in agricultural use, with scattered housing and little industry. Over time, the growth and development of the Hutt Valley progressively overtook farmland. The general urban form of the Waiwhetū area is now that of a well-established and predominantly low-rise residential suburb. Its streetscapes are filled with mature trees and have a pleasant leafy character. The area's housing is diverse in age, visual interest, and quality, but arranged in largely stratigraphic groups that clearly illustrate the different decades of its development.

The house was originally associated with a substantial parcel of land that was progressively sold off and developed over time. The land at the end of Tyndall Street was amongst the last to be developed in the suburb, meaning the former grounds to the east are now all filled in with suburban housing characteristic of the end of the 20th century.

38 Tyndall Street is sited on sloping land at the lower end of a bush-clad gully with an open easterly outlook to the western hills in the far distance. Sitting on elevated land at the crest of the former main drive, the house looks over the dense suburban development of this part of Waiwhetū. The ground rises up behind the house and to either side; to the north the bush is undisturbed, but to the east and south the house is now hemmed in by a cluster of densely-packed modern two-storey townhouses, 28 in all, built on the former back garden of the house, erasing its former setting of garden and bush.

The expansive former grounds are now reduced to a small outdoor area around the house, the large terrace over the garages, and its driveway; high new retaining walls have been

---

<sup>14</sup> CT WN41D/686, LINZ



constructed on the south and east boundaries to support the new driveway and townhouses. A small stream runs along the north boundary line and into a culvert at the boundary.

### 3.2 Building or Structures

38 Tyndall Street is a substantial Edwardian villa that was built for a well-to-do businessman and designed by one of Wellington’s most prominent and well-regarded architects. It is timber framed, clad with broad rusticated weatherboards and timber joinery, and capped with a corrugated steel roof. Although the house has been extensively altered and expanded over its life, including large additions to the rear and a major addition to the north side in 1995 (with basement-level garaging), the original form of its main west elevation can still be seen and understood.

Its design is, essentially, that of an overgrown double-bay villa with some Queen Anne style influences and restrained stickwork detailing. The main elevation, which faces east, is symmetrical about the centre, proportioned vertically and layered horizontally, and heavily modelled to create considerable visual interest. Built over a substantial but comparatively low undercroft with extensive glazing, the elevation is defined by a tall and slender two storey gabled bay on either side, with a trio of double-hung windows at each floor level and covered verandahs at each floor level; above this, the main roof lines extend to join at a central gable, which houses a large attic area. The main entry is central on the ground floor, reached up a curvaceous flight of plastered concrete steps.

The large modern addition to the north is set back some distance from the street elevation and designed in a manner compatible with the house; at the east, the house shows a complex of additions including a first-floor deck, while the south elevation appears to be largely the original.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	In the late 19th and early 20th centuries, Lower Hutt was the place where many Wellingtonians chose to build houses of distinction on spacious sections. It was the kind of land not generally available in Wellington. This influenced the pattern of development in the wider Wellington region when these properties were themselves later subdivided for housing, especially evident here.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.

<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: <i>High</i>
	The house is closely associated with a range of important people and organisations, in particular businessman and conservationist Harry Hayward and his wife Jessie, who built the house and protected the bush behind, two Catholic institutions, the Order of St John of God and the Sisters of the Good Shepherd and artist and visual film director, Michael Pangrazio.
<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: <i>High</i>
	The building illustrates how wealthy people constructed and lived in large Edwardian houses, and also the later use of these houses as institutions run by religious orders, which was a common reuse of such places.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	Designed by one of Wellington's foremost architects, the house is a visually engaging Edwardian villa that has a strong presence in the local streetscape.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The house was built with materials and techniques in common use at the time, although it has some value for the exceptional quality of materials used.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The house has a moderate level of integrity, due to the plethora of additions made over time. Its original isolated setting is now entirely lost to development.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The house is not old in the Lower Hutt context, although it was among the first houses at the east end of Waiwhetū.

<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The house has a strong presence in the local streetscape, where it stands out from the surrounding late 20th century development. However, the leafy green background of its former bush setting has been significantly compromised by the construction of townhouses on the back garden area. More widely, it is one of a number of substantial houses from the era that still survive in the wider Hutt Valley area that help illustrate the subsequent pattern of subdivision and development.

<b>Social Values</b>	
<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: <i>Moderate</i>
	The house had a 36-year association with two Catholic orders. Otherwise, no other cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>Low</i>
	Due to its visual prominence and historic character, the place will be well-known locally, especially to older Waiwhetū residents, but it is unlikely to be held in any special public esteem.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	The house is not rare or unusual.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a grand Edwardian house in the country, although its former lush green setting has been badly compromised by modern development.

## 5. Place information

<i>Reference</i>	<i>H140</i>
<i>Address</i>	<i>38 Tyndall Street, Waiwhetū</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 555147</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

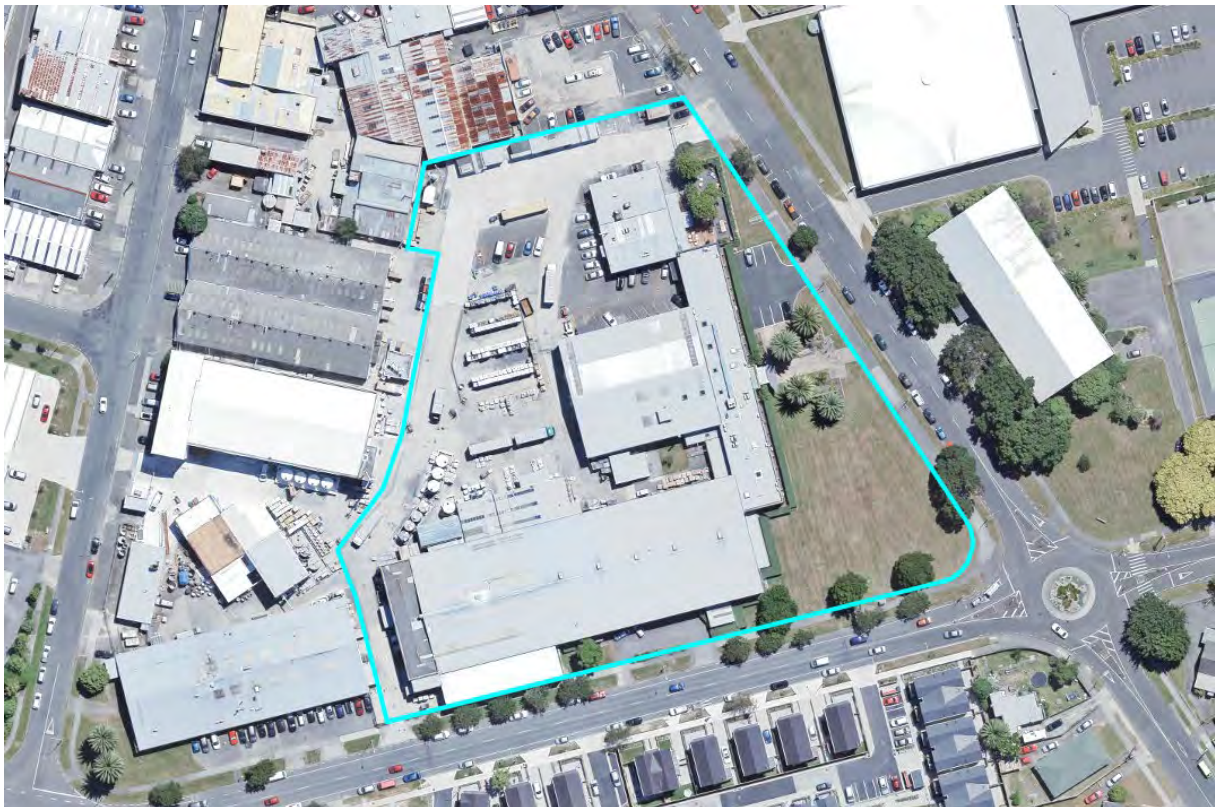
*This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.*

# H141 32 Vogel Street, Naenae (1958)

(Former Philips Factory)



32 Vogel Street, Naenae, June 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The former Philips factory complex is a place of high heritage value for its important role in the post-war growth and success of Naenae, a suburb planned on the Garden City model. It was an early major employer in the community, and the complex of buildings, designed by prominent Wellington architects Gray Young Morton & Calder in a Modernist style for the progressive Dutch electronics and household appliance giant Philips, was designed as a flagship for the company. The factory is particularly notable for its role in building many of the black and white and colour televisions and small electrical appliances bought by New Zealanders in the 1960s and 70s. The complex's long-term manufacturing use has been carried on by Resene Paints, who have now occupied it for as long as Philips did.

The complex has high architectural and townscape value. The sleek Modernist architecture of the office building, as well as the simpler appearance of the factory buildings, and the landscaping and layout of the complex fits comfortably with the planned aesthetic of the suburb. Set on a substantial corner lot with a landscaped frontage opposite the suburb's main park, the size of the factory complex makes it dominant in the local streetscapes.

## 2. History

### 2.1 History of the place

This factory was built in 1958 for Dutch electronics firm Philips. Its completion was a milestone in the planning and building of the suburb of Naenae, which had begun the previous decade.

A severe housing shortage in the 1930s led the first Labour government to conclude that it needed to build whole suburbs to create the needed housing stock. Building on this scale was unprecedented and took significant planning. These new suburbs were based on the garden city planning model, which was first formed by Ebenezer Howard in the 1890s as a response to the congestion and poor living conditions in Britain's cities. He proposed constructing satellite cities in the countryside that would be zoned by function, built in park-like settings and include community facilities to make them socially inclusive. The first garden city was built at Letchworth in 1903. The model was used in many parts of the world. It was often realised in new suburbs attached to older cities and Naenae, still then mostly rural in nature, was the place where it was most successfully implemented in New Zealand.<sup>1</sup>

Planning was put in the hands of architect Ernst Plischke, a Viennese émigré who was appointed head of the community planning section of the Housing Construction Department in 1942. In following garden city principles, he set aside plenty of green space, including playing fields and areas for public buildings, low-density housing and industry. At the heart of the settlement was the community centre, which was inspired by Venice's San Marco Square and even included a campanile (the post office tower) as landmark. The whole area was intended to accommodate 10,000 people.<sup>2</sup> Work on Naenae did not begin in earnest until the early 1950s, by which time Plischke was in private practice.

The opportunity to site a factory in Naenae was examined by Frits Philips, the board chairman and later president of Dutch electronics company Philips, who visited New Zealand in 1951.<sup>3</sup> Philips was founded in 1891, in Eindhoven, the Netherlands, by Frederick and

---

<sup>1</sup> Schrader, Ben 2018, 'Naenae and me : a public history journey', *Phanzine*, Vol. 24, No. 3. December 2018

<sup>2</sup> Ibid.

<sup>3</sup> Philips Electrical Industries of New Zealand 1984, *Philips in New Zealand*, Philips Electrical Industries of New Zealand, 1984, as cited in inventory entry for Former Philips Factory, WSP

Gerard Philips, who began selling light bulbs. It began operations in New Zealand as Philips Lamps in 1927 and operated out of the Hope Gibbons Building in Wellington. In 1930, Philips began importing radios from England and the Netherlands for the New Zealand market. From 1934 they supplemented this market by selling local sets made for them by Radio Corporation of New Zealand. In 1936, Philips set up its first manufacturing plant in a building on the corner of Blair and Wakefield Streets, Wellington.<sup>4</sup>

In 1938, the government introduced import control regulations to allow New Zealand manufacturing industries to develop and expand. These permitted only a selection of imports and forced manufacturers to make overseas products in New Zealand with 50% local content. This put much more emphasis on Philips' local manufacturing. In 1946, the company changed its name to Philips Electrical Industries of New Zealand Ltd.<sup>5</sup>

Post-war, with import controls still in place, Philips began to contemplate building its own, much larger factory. In 1955, plans were prepared by Gray Young, Morton and Calder. The site of the proposed building was occupied by several houses on large sections. These were removed before work could begin. The principal contractor was W. M. Angus Ltd., and the engineers Edwards & Clendon. The cost of the building was estimated at £165,000. The first building was completed in 1956, which allowed manufacturing to move there from Wellington.<sup>6</sup>

The completed building, housing Philips' factory and head office, was opened by the Prime Minister (and Lower Hutt MP) Walter Nash on 12 April 1958 and initially accommodated around 300 employees. At this point the factory was producing electric razors, radios and kitchen appliances.<sup>7</sup> The building initially consisted of a quartet of linked structures, including the administration building facing Vogel Street, but the site was expansive and more buildings were coming.

In 1961, an addition, also designed by Gray Young, Morton and Calder, provided significantly more space. The estimated cost was £89,905. This and later additions pushed capacity up to 500 workers and the site reached its current footprint by 1967.<sup>8</sup> Television had begun in New Zealand on 1 June 1960 and Philips responded by turning part of the factory over to making televisions – initially black and white and later colour. Among the key components of televisions were cathode ray tubes and valve cases that were made in the factory by highly skilled glass blowers.<sup>9</sup> The factory was at its ultimate capacity in the period following New Zealand's adoption of colour television in October 1973. In anticipation of this, Philips began producing its famous K9 television several months earlier and demand skyrocketed as the 1974 Commonwealth Games in Christchurch approached. During the 1970s, despite the workforce reaching its peak, the factory struggled to keep up with demand for televisions.<sup>10</sup>

When the third Labour government removed trade tariffs and the country was flooded with cheap imports from Asia, the factory's days were numbered. It was reduced to producing PABX machines and data modems for NZ Post. The factory closed in 1988 and Philips' head office was relocated to Auckland. The building was then leased to Backhouse Interiors.

---

<sup>4</sup> Philips Electrical Industries of New Zealand Ltd.; Wellington, [www.radiomuseum.org](http://www.radiomuseum.org), [retrieved 16 June 2024]

<sup>5</sup> *Otago Daily Times*, 28 May 1946, p.1

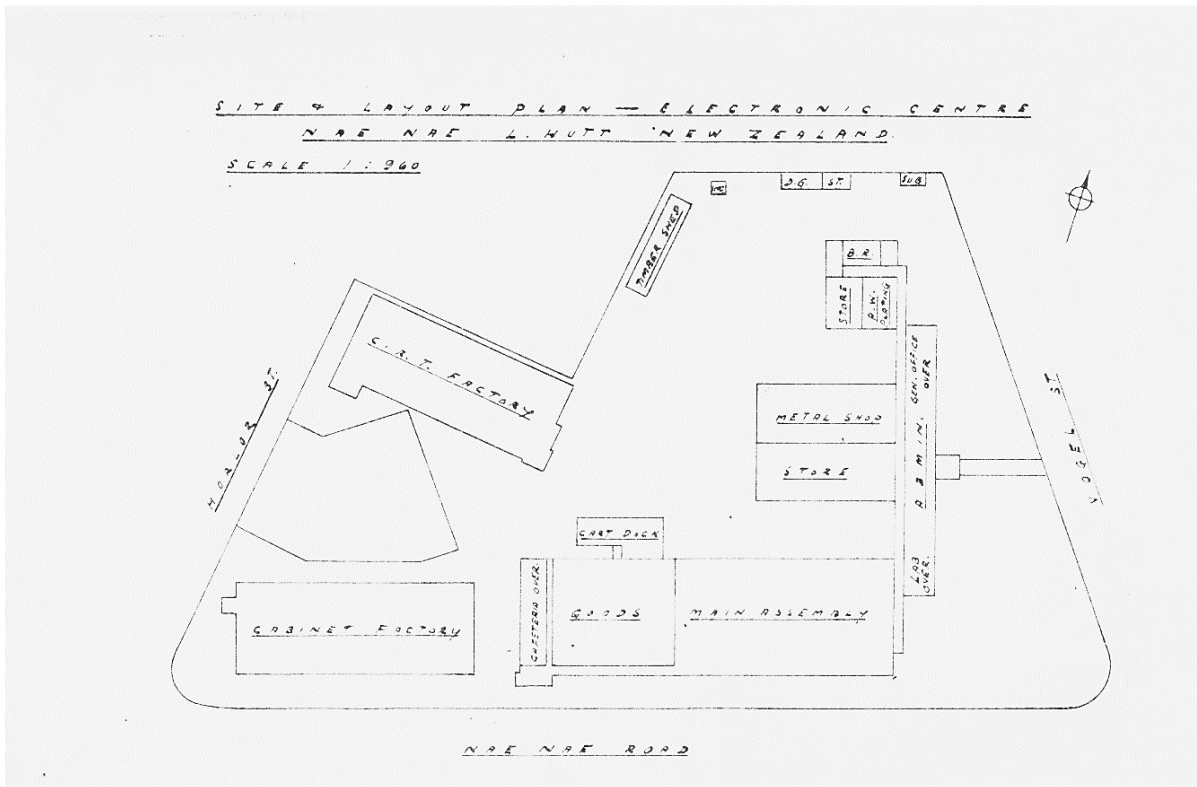
<sup>6</sup> *Philips in New Zealand*, as cited

<sup>7</sup> *The Post*, 16 June 2024

<sup>8</sup> Aerial image of the complex c.1967. See <https://maps.huttcity.govt.nz/HistoricAerials/index.html>

<sup>9</sup> 'Glass from the TV Factory', <https://newzealandglass.blogspot.com/2008/03/glass-from-tv-factory.html> [retrieved 16 June 2024]. The glass blowers made glass swans and fish that were sold to the factory's social club members to raise money.

<sup>10</sup> *The Post*, 16 June 2024



*A plan of the layout of Philips factory, Naenae, 1967. (Phillips Electrical Industries New Zealand Ltd - Alterations to Naenae Factory - Vogel Street – 1967-88, Arch 58447, HCC Archives)*

In 1992, by which time the building had been vacant for a year, Resene Paints Limited bought the property for \$1.6 million to manufacture paint. Resene built a new entry in 1992 and then a head office mezzanine in 1993, both designed by Craig, Craig Moller. It also significantly modified the factory interiors to suit its needs. For the most part, the factory occupies largely the same footprint as Philips' did. The complex has now been occupied by Resene for as long as Philips.

## 2.2 Construction Professionals

Gray Young Morton and Calder

Gray Young Morton and Young: <https://wellingtoncityheritage.org.nz/architects/gray-young-morton-and-young> [retrieved 15 June 2024] Wellington City Council

## 2.3 Sources

See footnotes

### Primary

Phillips Electrical Industries New Zealand Ltd - Alterations to Naenae Factory - Vogel Street – 1967-88, Arch 58447, HCC Archives

Phillips Electrical Industries of New Zealand - Horlor Street, Vogel Street and Naenae Road - Lot 1, DP 23710 – 1959-88, Arch 58221, HCC Archives



## **3. Physical Description**

### **3.1 Setting – Site Description**

The modern suburb of Naenae is situated on a broad expanse of flat valley floor land to the south-east of the railway line. The setting of the suburb is open and sunny with an open northerly aspect; from the higher points, views extend across the valley floor to the western hills in the far distance.

It is a meticulously planned and zoned suburb planned on the Garden City model, intended to be largely self-contained and provided with all the amenities a community would need, but also to be very well connected to the wider region. It is centred around a core precinct that contains civic, commercial, and large-scale industrial, and institutional functions surrounded by densely built residential areas. The overall urban form of the suburb is low-rise, with few buildings over two storeys in height; all the large buildings are concentrated in the core precinct. The residential areas extend out to nestle into the bush-clad shoulders of the eastern Hutt hills and are interspersed with parks, schools, and community facilities, arranged around many curving streets. The streetscapes are filled with mature trees which confer a sense of establishment and a pleasant leafy character to the suburb.

The former Philips factory is sited on a large trapezoidal plot of flat land at the south corner of Naenae's industrial zone, set opposite the civic parkland on Vogel Street that contains the swimming pool, bowling club, and badminton club and other facilities. The main building faces Vogel Street with an outlook to the park across an expansive tract of front lawn, featuring extensive hedging and mature Phoenix palms. The workshops buildings are set to the rear and the side, with one long elevation of the former assembly wing running along Naenae Road, bordering housing.

Due to its great size, the factory complex is effectively isolated in the streetscape along Vogel Street, whereas it is part of an extended group of industrial buildings of comparable scale along Naenae Road.

### **3.2 Building or Structures**

The complex comprises a long office building facing Vogel Street and large manufacturing workshops behind, as well as several other detached buildings away from the street. Designed by prominent Wellington architects Gray Young Morton and Calder, it is very much an archetype of its time and place and one that fits the aspiring Modernist aesthetic of the growing suburb.

The two-storey office block is a sleek long and low Modernist-inspired industrial building, with an entirely symmetrical main elevation, centred on the main entrance. Built of reinforced concrete and steel with a flat parapet line concealing a shallow-pitched roof, textured brick cladding with plastered accents, and steel windows, its elongated horizontal proportions are neatly counterpointed by the rhythmic exposed columns dividing the building into a long row of even vertically-proportioned blocks. Each block has a grid of steel windows set over a spandrel panel, so that the whole of the elevation has a great uniformity. The original selection of contrasting finishing materials was used to highlight the features of the design and add visual interest, but the current painted finish homogenises the surface, somewhat to its detriment.

The first manufacturing block, on Naenae Road, is a rather more utilitarian and less overtly 'architectural' building. Similar in scale to the office block, its design is also carefully considered and consistent with the office block in proportion, materiality and architectural sensibilities. It is notable for the rhythmic row of tall 15-light steel windows that runs along its main elevation, illuminating the double-height interior working spaces, contrasted with

smooth plaster walls and frames around groups of the windows. It is covered with a shallow-pitched roof.

The other buildings of the site from the Philips era, which are set back from the street edges and out of view of the public, are all quite utilitarian in character.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The former Philips factory is a notable feature of the suburb of Naenae, a planned garden-city settlement and part of the pre- and post-World War housing initiatives of the first Labour government. In its architecture and landscape treatment, the factory is still redolent of its origins. It provided mass employment in the growth years of the suburb.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The complex has significance for its association with the arrival of colour television in 1973. Philips produced the country's most popular colour television, the K9, from the factory and started selling them before colour television was launched. The factory's demise is also tied to the decision to remove tariffs on many foreign goods, including cheap Asian electronics. This led to the closure of this factory and those of many other manufacturers.
<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: <i>High</i>
	The complex is associated with Dutch multi-national Philips, who established a presence here in 1927 and built their business to the point where they were able to expand into a large factory at Naenae and become a household name in New Zealand. The design of the complex is the work of Gray Young Morton and Calder, a notable Wellington-based architectural firm. The complex is also associated with Resene Paints New Zealand, a successful paint manufacture and retailer that converted the factory into suitable premises for their own use.

<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: <i>High</i>
	The complex illustrates a combined head office / factory design from the 1950s and the way it was intended to be used by its occupants. It also stands as a reminder of the pivotal role that manufacturing played in the post-war development of Naenae.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The office block is an interesting example of post-war Modernist architecture that stands out in the local streetscapes for its design; the factory buildings are more utilitarian but still carefully presented to the street.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The buildings were constructed with materials and techniques in common use at the time, and are not of any technological significance in themselves.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The buildings have a very high level of integrity, remaining much as they were when the complex was completed.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is relatively new in the context of Lower Hutt.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The complex dominates the local streetscapes due to its scale and the length of the buildings. The main elevation of the office building, and the landscaped space in front of it, make it a prominent local landmark. The complex comprises a coherent group of buildings set in a generous landscape that contribute positively to the character of the wider area.

<b>Social Values</b>	
<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: <i>High</i>
	The factory remains a place of considerable importance to former Philips factory workers, who have reunions and remain in touch via the usual media. Their on-going connection to their former place of employment will of course only continue while they are alive.
<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: <i>High</i>
	The factory has been standing since soon after Naenae was established, so it is an enduring element in the suburb and a notable contributor to its sense of identity. It has also been a place of employment for many Naenae residents.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	Large factories with office facilities are not rare in the Wellington region.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	Designed by prominent architects for a progressive electronics manufacturer and major local employer, the complex is a good representative example of a combined factory and head office of the 1950s.

## 5. Place information

<i>Reference</i>	<i>H141</i>
<i>Address</i>	<i>32 Vogel Street, Naenae</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 64638</i>
<i>Extent of place</i>	<i>Former office building, factory and associated landscape</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H142 124 Waterloo Road, Hutt Central (c.1906)

*Fitzgerald House, Chilton St James School*



*View from the north, June 2024*



*Aerial imagery, HCC GIS Viewer, April 2024*

# 1. Summary of significance

Fitzgerald House is historically significant for its links to the early subdivision of Lower Hutt's large estates and to the house's builder Charles Barraud, but it is most particularly connected to the tenure of Chilton St James School, which has had by far the longest use of the building. Named for the founder and first principal of the school, Geraldine Fitzgerald, the house has been extended and adapted to suit the school's needs, but it very much remains the centrepiece of the institution.

The building is a rich and complex work of early Edwardian architecture with American influences in its design. It is notable for the articulation and architectural elaboration on its W-shaped plan combined with heavy modelling and intricate detailing to create a visually dramatic and dynamic building. Although it has little presence in the local streetscape as it set far back from the street and masked from view by modern buildings, it is entirely dominant at the core of the site. It is the central member of the remaining group of old buildings on the site.

## 2. History

### 2.1 History of the place

This house was built about 1905 for Sidney Barraud and his wife Annie. The architect and builder are not known. The house, with various additions, went on to become the primary building in Chilton St James School, which it remains.

Sidney Barraud (1853-1912) was the second son of the artist and pharmacist Charles Decimus Barraud (1822-1897), who painted some of the best known images of 19th century Wellington<sup>1</sup>. Sidney, who was partly home-schooled by his school-teacher mother, joined the Telegraph Department in 1868. He resigned to work for the Bank of New Zealand and after being stationed on the West Coast for some years, he was appointed branch manager of the bank's Lower Hutt branch in 1879. This later incorporated Petone. After leaving the bank he set up as a land agent. An active and high-ranking mason, he was a vestryman at St James Church, Lower Hutt. He married Annie Holmden in Wellington in 1880 and they had three children. Following her death in 1892, he married Annie Mowbray (in 1896), with whom he had a further four children.<sup>2</sup>

At the time the house was constructed, Barraud was in his early 50s. Dating of the house is not precise, but it seems very likely to have been built in 1905, which is the year that Annie Barraud bought the property (see below). It was definitely built by 1906 because the house featured in a pictorial supplement on Lower Hutt in the *New Zealand Mail* in October that year.<sup>3</sup> The image appears to show the house's landscaping reasonably bedded in. The image also reveals that significant additions were still to come.

The land the house occupies was owned by settler James Taine of Dunedin in the late 19th century. He brought the property, comprising 43.2 hectares, under the Land Transfer Act in March 1872 and initially leased it out to farmers.<sup>4</sup> In 1902, Taine sold the property to Edmund

---

<sup>1</sup> Barraud also painted the illuminated panels in the nave at Old St Paul's.

<sup>2</sup> 'Sidney Clark Barraud 1853 -', Cyclopedia Company Ltd 1897, *Cyclopedia of New Zealand [Wellington District]*, The Cyclopedia Company, Limited, Wellington, p.836; Sidney Clark Barraud (1853 - 1912) <https://www.wikitree.com/wiki/Barraud-34> [retrieved 10 June 2024]

<sup>3</sup> *New Zealand Mail*, 3 October 1906, p.16 (Supplement)

<sup>4</sup> CT WN1/253, LINZ

Bunny, Graham Pringle and Sidney Barraud. They began subdividing and selling sections.<sup>5</sup> In January 1905, they sold a section, of 7,182 square metres, fronting Waterloo Road (then Middle Waiwhetu Road) to Barraud's wife Annie.<sup>6</sup> Presumably using the money he was making from land transactions, Barraud was able to afford to build a reasonably large dwelling. The architect is not known, but it was built in a stickwork style then in vogue.

It is not known if the Barrauds were responsible for any of the additions to the house. Sidney Barraud died in 1912 and Annie Barraud quickly decided to sell the property.<sup>7</sup> The new owner was Emmeline Caminer, the wife of William Caminer, a merchant. The couple originally moved down from Auckland in 1905. They named the house 'Ra Nui'.<sup>8</sup> The Caminers did not live in the house for long. They moved to another property at Myrtle Street in Lower Hutt and in 1918 rented the house at Waterloo Road to the newly established private school of Chilton St James. Again, it's not known if the Caminers made any addition to the house.

Chilton St James, which was managed by a company, Hutt Girls School Limited, was the vision of Geraldine Fitzgerald (1871-1955). She was the daughter of James Fitzgerald, the first Superintendent of Canterbury and, briefly, the Premier of New Zealand, as well as the founder of Christ's College. An earlier school, Chilton House School, a private boarding and day school for girls, was established on The Terrace, Wellington in 1897. Fitzgerald had previously taught at this school and at Diocesan School in Auckland. The two schools were also linked, in that when the latter closed in 1930, Chilton St James purchased its goodwill.<sup>9</sup>

According to one source, the school was dedicated in a special ceremony on 31 December 1917 and the first students arrived for school on 20 February 1918, now known as Founder's Day.<sup>10</sup> The first roll had 42 pupils. Alterations had to be made to the house to make it suitable for use as a school. From the outset the school was also a boarding institution; a role that only ended in 1974. It was also affiliated to the Anglican Church and remains so today.

In 1925, by which time the Caminers had moved overseas, the house was sold to the school,<sup>11</sup> which has used it as its primary building ever since. Over its history, the school has successfully forged its own identity as a private girls' school, covering the full span of pre-tertiary learning i.e. years 1 to 13. It celebrated its centenary in 2018. As of 2024, it had a roll of approximately 260 students.

The house sits on the same section it has since 1905 but the school has added five adjoining sections to expand the grounds through to Knights Road and built a number of additional buildings to complement the former Barraud house, which is known as Fitzgerald House after the revered founder.

---

<sup>5</sup> It is possible that Barraud, but unlikely, built the house as early as 1902, the year that he and his fellow investors purchased the wider property.

<sup>6</sup> Ibid.

<sup>7</sup> CT WN139/15, LINZ

<sup>8</sup> *Evening Post*, 4 August 1913, p.1

<sup>9</sup> 'Chilton St James School : School records', <https://natlib.govt.nz/records/23034783> [retrieved 10 June 2024]

<sup>10</sup> *Dominion Post*, 10 June 2024

<sup>11</sup> CT WN139/15, LINZ





*The house in 1906, as pictured in the New Zealand Mail. The house has been expanded to several times that size since then. (New Zealand Mail, 3 October 1906, p.16 [Supplement])*

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

The core of Hutt City is located on the expansive flat floodplains to the east of Te Awakairangi / the Hutt River, bounded by the course of the awa and divided from the outlying suburbs by the railway line. The valley floor setting is open and sunny, with the eastern and western hills prominent in views around the area.

In the early years of the 20th century, much of the land in the valley was in agricultural use, serving as market gardens to the district, with scattered housing. Lower Hutt was a nascent urban core, with growth spurred on by the railway, and the surrounding area was steadily filling with housing. Fitzgerald House was located at the periphery, near St James Church; early photos show the area predominantly occupied by a number of similarly substantial houses on large sites set amongst a heavy growth of trees, with dense small-scale housing slowly spreading out from the core of the city area. Over time, successive waves of subdivision have progressively increased the density of development. The general form of Hutt Central leads out from a high-rise commercial core at the west by the awa, which is surrounded by well-established, densely occupied, and predominantly low-rise residential suburbs. The streetscapes of the Waterloo area are filled with mature trees, which confers a pleasant leafy character on the area, and a number of substantial old houses remain extant.

Chilton St James School occupies a large open site to the east of the civic centre, with its buildings clustered towards Waterloo Road and open land to the south. It is flanked to the east and west by housing, which is diverse in age, quality and visual interest, but which

follows a common pattern of progressive subdivision of large lots. The site has an extensive collection of mature trees around the edges of open spaces and between buildings, giving it a well-established character. Fitzgerald House is set well back from the main road and positioned at the core of the school, where it is closely surrounded by a typical assortment of non-descript educational buildings, along with a few old and interesting buildings.

### **3.2 Building or Structures**

The original Fitzgerald House is a richly detailed two-storey Edwardian triple-bay villa arranged on a complex W-shaped plan form, with one bay facing west, the central bay on the point of the W facing north-west, and the third bay facing north. Elaborating on its plan, the form of the house is heavily modelled and strongly articulated to create a rich and interesting interplay of light and shadow and solid and void, and each bay is further varied in form and detail. The whole of the house is ornamented with an unusual variety of American-inspired decorative detailing with a different treatment to each bay, an eccentric approach to the design that adds to its visual complexity and while defying simple stylistic description.

The north bay has a stickwork gable end projecting out from the main wall face and held with large brackets at the corners; under this is a small semi-hexagonal bay window capped with panels of scalloped shingles, with tall sliding door sashes in each facet giving access to a balcony deck over a verandah. The verandah is notable for its elaborately detailed posts and distinctive arched and ribbed verandah screen. Behind this, the ground floor is formed into a full width semi-octagonal bay with tall double hung windows set over elaborate sill dressings.

The central bay is smaller in width and capped with a half-hipped roof and elaborately dressed gable end over a pair of tall double-hung windows, matching with similar but taller windows at the ground floor. The first-floor wall face is dressed with panels of scalloped shingles. The wrap-around verandah roof meets in to the balcony deck and wraps around to meet into the side of the west bay. The west bay is the least busy of the three. It has a similar stickwork gable end as the north bay over a central pair of tall double-hung windows at the first floor and a semi-octagonal bay at the ground floor.

As it stands today, the original house is closely built in at the south and east by later wings on its two secondary elevations; the eastern wing, although less articulated than the house, is designed and detailed in a compatible style and quirked respectfully back from the main house and makes a comfortable complement to it, whereas the southern wing, made of similar materials but plainly formed and detailed in a modern manner, is an ungainly projection out to the west.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Private education has always played a strong role in the provision of education in New Zealand, supporting the state system and providing options for students. Like many private schools, Chilton St James is linked to a religion, in this case the Anglican Church, which has also been a strong force in private education.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>High</i>
	The building is significant for its association with Sidney Barraud, a prominent banker and the son of the well-known landscape painter Charles Barraud, who helped subdivide the land the school occupies and built Fitzgerald House. The founder of Chilton St James School, Geraldine Fitzgerald was a noted educationist who started the school from scratch and turned it into a highly regarded Lower Hutt institution.
<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: <i>High</i>
	The school has provided generations of girls with an education. Fitzgerald House has been a constant over the life of the school but it has also been adapted to serve the school's needs during that time.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.

<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: <i>High</i>
	The original house is a complex, unusually varied, intriguing and architecturally eccentric Edwardian building. The strength of its design is somewhat undermined by the later wings, although the original form of the main elevation is still clear.
<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The building was constructed with materials and techniques in common use at the time. It is notable for the high quality of materials used and the high level of craftsmanship that is evident in its construction.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The house has been extensively added to and modified over time. However, its original form is still strongly evident and it is considered to have a moderate level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of Lower Hutt, although it is among the early houses constructed in the Waterloo area.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	Set some 50m back from the main road behind modern school buildings, Fitzgerald House has little presence in the local streetscapes, although it is entirely dominant at the core of the school. It is the key member in the group of surviving old buildings on the site

<b>Social Values</b>	
<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: <i>High</i>
	Education is a highly formative experience, so as a consequence Chilton St James (like most schools) has a strong connection with its community, particularly its alumnae.

<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: <i>High</i>
	Fitzgerald House is the best-known and most esteemed building at Chilton St James. Its loss would be unthinkable to the school and its wider community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	The house is not particularly rare or unusual.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a grand Edwardian house, although it has been much extended and altered.

## 5. Place information

<i>Reference</i>	<i>H142</i>
<i>Address</i>	<i>124 Waterloo Road, Lower Hutt</i>
<i>Legal description</i>	<i>Lot 9-10 Block VII Deposited Plan 1377</i>
<i>Extent of place</i>	<i>House plus clear curtilage – see boundaries on map</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H143 Reservoir Road, Wainuiomata (1911)

Morton Dam



Morton Dam, June 2024



Aerial imagery, HCC GIS Viewer, April 2024 (Morton Dam identified with red star)

# 1. Summary of significance

The Morton Dam was a critical piece of water infrastructure that is historically significant for the 77 years it helped ensure a high-quality water supply to Wellington. Like all big engineering projects, it is a testimony to the labour of hundreds of people in often difficult circumstances. It is associated with – and named for – William Morton, who, as City Engineer, played an influential and notable role in the city's development.

The Morton Dam is significant in an engineering sense for being a rare example of a buttress dam (there may be just one other example in New Zealand). It is a visually interesting structure, well integrated into a valley of high natural beauty.

## 2. History

### 2.1 History of the place

Wellington's first public water supply was the Polhill Reservoir, which dammed the Waimapihi awa and provided water from 1874. This was soon augmented by the Karori Waterworks fed from the reservoir at the (Lower) Karori Dam, which was built across the Kaiwharawhara Stream and completed in 1876. These supplies quickly ran short due to the city's rapid growth of population and industry, driving the need to urgently add other sources. The Wainuiomata River was determined to have a suitable catchment and flow, and a dam was built on the upper reaches of the awa in 1884, to the design of City Engineer James Baird. From this dam, water was piped 27 kilometres, through Petone and around the harbour's edge, where it fed into the Karori reservoir. However, the boosted supply was soon insufficient to meet the demands of the fast-growing city and by 1900 there were again severe water shortages.

City Engineer Richard Rounthwaite was asked by the Wellington City Council (WCC) to advise on the best means of increasing supply. He conceived a second dam at Wainuiomata, but it wasn't until 1905 that ratepayers endorsed the plan, by which time Australian-born and trained William Morton was city engineer. Tenders were called for second dams at both Karori and Wainuiomata in 1906; the second dam at Karori, located further up the valley, was proceeded with first.<sup>1</sup>

Once the Karori dam was completed (in March 1908) attention turned to the construction of the second Wainuiomata dam. The site chosen was a short distance upstream from the first dam. Preparation for the construction of the dam was a significant challenge. The river was dammed and diverted at Solomon's Knob (which gave the dam its first unofficial title) and new roads and bridges were constructed over rugged terrain to provide access to the site.<sup>2</sup>

Initially John O'Donnell and Co. won the tender to build the dam, but he withdrew in October 1909 after making errors in his pricing. He forfeited his £500 deposit as a result.<sup>3</sup> The Council then awarded the contract to Messrs Martin, Hurrell & Snaddon for £46,424.<sup>4</sup> The entire project eventually cost close to £50,000.<sup>5</sup> Morton also recommended duplicating the piping to

---

<sup>1</sup> Cooke, Peter 2007, *Water Supply in the Wellington Region 1867-2006*, Greater Wellington Regional Council, Wellington p.14

<sup>2</sup> 'Morton Dam', Souvenir Booklet, Wellington Regional Council, Wellington, p.3

<sup>3</sup> *Evening Post*, 30 October 1908 p.8

<sup>4</sup> 'Wainuiomata Dam Contract, 1908', Ref: 00205:2:538, Wellington City Archives

<sup>5</sup> *Evening Post*, 14 November 1911, p.4

Wellington to secure supply, which was frequently compromised by leaks and floods. This project was completed in 1912.<sup>6</sup>

The dam was constructed of reinforced concrete in a buttress design, made with cellular sections of transverse walls supporting the sloped face of the dam, 'state of the art' at the time.<sup>7</sup> Buttress structures were commonly used by the Romans, and there are numerous dams of this type around the world, but they are rare in New Zealand – the Morton Dam is one of only two of this form in this country.<sup>8</sup> The dam was 164 metres long and the spillway crest 12.5 metres above the reservoir floor, with a capacity of 485 million litres.<sup>9</sup> Buttresses were built along the dam at 3.6 metre intervals. Just before the dam's completion in November 1911, it was named the Morton Dam, after the city engineer, in appreciation of his work on the project.<sup>10</sup> The water from the dam was 'turned on' on Monday 20 November 1911 by the mayor. Unfortunately, the water was only being used 'for the high levels of Roseneath and Hataitai'. A shipment of pumping station valves had to arrive before most residents would be able to use the water.<sup>11</sup>

The following month, a leak was discovered in the wall of the dam 'between the concrete and the hill on the western abutment',<sup>12</sup> and the water level had to be dropped to allow for repairs.

In 1988, after 77 years of service, the dam was superseded by the Te Marua Lakes scheme and decommissioned. Engineering New Zealand notes that 'there seems to have been little alteration to the structure until it was decommissioned.'<sup>13</sup>

The Morton Dam's engineering heritage value was considered in the decision to retain the majority of the structure. Part of the dam was cut away, to the left of the spillway, which allowed the Wainuiomata River to largely revert to its pre-dam flow position. The remaining structure was then left as a memorial to the dam and waterworks. Today the area is a popular spot for walks and picnics.

## 2.2 Construction Professionals

William Hobbard Morton (1866-1923)

William Morton (1866-1923) was city engineer from 1904 to 1923. He was born in Melbourne and trained there in the Public Works Department. Although his initial training was in architecture, he later became involved in engineering projects including harbour and defence works and in the provision of water supplies. He joined the Melbourne city engineer's office in 1888 and later became assistant engineer.

Wellington City Corporation advertised the position of City Engineer in 1904 and Morton was the successful applicant. The city undertook a wide range of projects in the early 20th century, including improvements to the water supply, sewers, tramways and public reserves. Of particular note were the construction of the Upper Karori Dam (1908), one of New Zealand's earliest large-scale concrete gravity dams and the Morton Dam (1911) in

---

<sup>6</sup> Cooke, p.15

<sup>7</sup> Ibid.

<sup>8</sup> Offer, Robert E. 1997, *Walls for Water: Pioneer Dam Building in New Zealand*, Dunmore Press, 1997

<sup>9</sup> Morrison, Sally 1985, *History of the Water Supply in the Wellington Region 1872-1985*, Wellington Regional Council, Wellington

<sup>10</sup> *New Zealand Times*, 17 November 1911, p.1

<sup>11</sup> Ibid.

<sup>12</sup> *New Zealand Times*, 16 December 1911, p.5

<sup>13</sup> 'Morton Dam' Engineering New Zealand Te Ao Rangahau, (accessed: 3 June 2024)

<https://www.engineeringnz.org/programmes/heritage/heritage-register/morton-buttress-dam/>



Wainuiomata (named in his honour and still standing), which supplied Wellington city with water until 1988.

Morton was an early member of the New Zealand Society of Civil Engineers (now Engineering New Zealand Te Ao Rangahau), established in 1914. He became one of its Council members and held the position of Honorary Secretary.

Beyond his work, Morton was a prominent Freemason and master of the Lodge Aorangi, and Captain of the Sapper and Mining Company of Engineers of the reservists (volunteers). His son, Hubert Morton, was one of the partners in the prominent Wellington architectural practice Gray Young, Morton & Young.

## **2.3 Sources**

See footnotes.

### **Primary**

'Wainuiomata Dam Contract, 1908', Ref: 00205:2:538, Wellington City Archives

### **Newspapers**

*Evening Post*, 30 October 1908, 14 November 1911, 27 June 1923, 28 June 1923

*Hutt News*, 25 October 1988

### **Secondary**

Daley, James M. 1978, *Hutt County Council Centenary 1877-1977*, Hutt County Council, Wainuiomata

Morrison, Sally 1985, *History of the Water Supply in the Wellington Region 1872-1985*, Wellington Regional Council, Wellington

Morrison John, 2007, *Our History – Water on Tap*, Greater Wellington Regional Council

'Morton Dam', Souvenir Booklet, Wellington Regional Council, Wellington

Offer, Robert E. 1997, *Walls for Water: Pioneer Dam Building in New Zealand*, Dunmore Press, 1997

### **World Wide Web**

'Morton Dam' Engineering New Zealand Te Ao Rangahau, (accessed 3 June 2024)  
<https://www.engineeringnz.org/programmes/heritage/heritage-register/morton-buttress-dam/>

'William Hobbard Morton', <https://www.engineeringnz.org/programmes/heritage/engineering-hall-fame/william-hobbard-morton-18661923/> [retrieved 5 July 2022]

WCC City Engineer – William Hobbard Morton 1866-1923',  
<https://www.wellingtoncityheritage.org.nz/architects/wcc-city-engineer-william-hobbard-morton> [retrieved 5 July 2022]

## 3. Physical Description

### 3.1 Setting – Site Description

Wainuiomata lies to the south and east of the Hutt Valley, divided by a low but steep range of hills. The modern suburb occupies a broad flat inland valley that extends a narrowed branch following the Wainuiomata awa to its outlet at the south coast near Baring Head / Ōruapouanui. The awa has its headwaters in the rugged hills to the east of the main valley, where three principal streams come together to form the main flow of the awa.

The Morton Dam is located about a kilometre south of the confluence of the Skull Gully Stream with the main waterway. Here, the structure spans across the valley floor and abuts into the hillsides at either end. The water catchment attained a protected status early on, and as a consequence the dam sits within a beautiful original native bush setting. The timber on the hills and the land upstream of the dam has never been milled.

There is a substantial modern water treatment plant just a stone's throw from the east end of the dam, along with a collection of other water infrastructure further down the valley, including the original Waterworks Dam (1884), which was superseded by the Morton Dam, and the mouth of the Orongorongo pipe tunnel (1926), which is still a major component of the Wellington region's water supply system.

There is road access up to the dam from Homedale, a suburb of Wainuiomata, via Moore's Valley Road and Reservoir Road; from the gated access point to the Morton Dam, the valley floor has a pastoral character.

### 3.2 Building or Structures

The Morton Dam is a substantial and impressive structure that stretches right across the valley in a straight line, some 164 metres in length and roughly 12.5 metres high from the bed of the river to the overflow channel. Its structural type is a buttress dam, where a cellular supporting structure makes up the body of the dam in place of the typical mass of earth or concrete. The gently sloping leading face on the upstream side is a relatively thin slab of concrete supported by a strong ribbed structure comprising a series of vertical transverse walls spaced at approximately 3.6 metre centres; these are fully exposed on the downstream side, where they impart a strong visual rhythm to the structure. Towards the west end there is a gracefully curved spillway. A section of the dam has been cut out beyond this, to allow clear passage for the river, while the remainder of the northern abutment of the dam lies beyond (this is canted at a slight angle to the rest of the dam).

The whole structure is board-formed reinforced concrete, with boxing marks clearly evident to the buttresses, while the spillway has a smooth plastered finish. The cut ends of the dam are sealed up with modern diagonally-ribbed precast concrete panels, and there is a balustraded walkway on the top of the structure (presently gated off). A hexagonal valve tower is located on the upstream side of the dam near the spillway.

The dam originally held back a large lake that extended well up the valley, with a holding capacity of 485 million litres.<sup>14</sup> Today the lakebed is regenerating bush, and the river flows through the cut in the dam to the west of the remaining part of the spillway. An access road runs over the eastern abutment of the dam, with one fork leading to the mouth of the Orongorongo water tunnel and the other fork continuing up the valley.

---

<sup>14</sup> Morrison, Sally 1985, *History of the Water Supply in the Wellington Region 1872-1985*, Wellington Regional Council, Wellington

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The provision of potable water to towns and cities is an essential aspect of urban life and development. Wellington is no different in this regard. The Morton Dam is important for the 77 years it provided water to Wellington.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The turning on of the water on 20 November 1911 was a significant event in Wellington history and the culmination of many years of work to build the dam and connecting infrastructure.
<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: <i>High</i>
	The designer of the dam, William Morton, displayed his engineering skill in building the dam. Morton made a notable contribution to the development of Wellington through the work of the City Engineers department and his design work on major projects, particularly waterworks.
<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: <i>High</i>
	The dam remains a popular visitor destination for walkers and sightseers as it has been all for all its life.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this place is likely to be low.
<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: <i>High</i>
	The form and scale of the Morton Dam make it an impressive structure in the landscape. The strong rhythmic division of the structural buttresses, the graceful curve of the spillway, and the raw surfaces of the concrete all combine to make this a visually interesting structure, and one of high architectural value.

<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The particular structural form chosen for the Morton Dam – the buttress dam – makes it especially interesting, since it is a very rare structural type in New Zealand.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The overall integrity of the dam is reasonably high, although somewhat diminished by the cut in the wall.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The dam is not particularly old in the context of the region.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	<p>The structure is well integrated into a natural landscape of distinct beauty. Although a large-scale man-made element, its form and cellular structure give it an empathy with the natural environment. The general aging and weathering of the structure helps in this context too.</p> <p>The dam is an important member of the group of late 19th and early 20th century water infrastructure elements in the valley.</p>

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the place.
<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: <i>High</i>
	The dam is a well-known feature of Moores Valley and a very prominent feature in the landscape.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	There is only one other buttress dam known in New Zealand, so the Morton Dam has rarity value

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	The Morton Dam is a very good example of a buttress dam.

## 5. Place information

<i>Reference</i>	<i>H142 Morton Dam</i>
<i>Address</i>	<i>Reservoir Road, Wainuiomata</i>
<i>Legal description</i>	<i>Part Section 35 and Part Section 67 Wainui-o-mata District</i>
<i>Extent of place</i>	<i>Morton Dam structure only</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H144 Hutt Railway Workshops (1929)

1c Rail Way, Waiwhetū



View of workshops, date unknown (courtesy of WSP)



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The Hutt Railway Workshops is a collection of buildings that has great heritage significance, regionally and nationally. It represents a high point in 1920s infrastructure design and construction in the country. The workshops have served railway construction and maintenance since 1929 and remain in constant use to this day. Construction of the workshops was a huge logistical and construction task – from preparing the site to erecting the buildings, the project was larger than anything built in the region before, but it only took three and a half years to complete. It demonstrates the extraordinarily pervasive role railways played in the life of the country at the time and the extent to which the government felt compelled to fund and manage its effective operation.

The complex of railway workshops has high architectural value in its vast scale and the repetitive rhythmic forms of the main buildings, and in its dominant presence in the landscape of Moera and surrounds. The group of original workshops at the north end of the rail yards is of particular interest; each building is a cathedral to industry, with its interiors made impressive by their great scale and given interest by the repetition of their simple structure and form receding into the far distance, and their daylighting. The whole of the site, including the rail yards has further heritage value in conjunction with the wider residential area of Moera that coalesced around the workshops in the late 1920s and early 1930s, filled with kitset railway houses produced at the NZR workshops at Frankton Junction.

## 2. History

### 2.1 History of the place

The Hutt Railway Workshops is a collection of huge steel and glass structures built in the late 1920s for, among other things, the construction, repair and maintenance of locomotives and rolling stock.

The first permanent railway repair and maintenance workshop in the Wellington area was established at Petone in 1877, three years after the opening of the Wellington-Lower Hutt railway. The facility had ample room initially, but it was constrained to a site wedged between the Hutt Road and the original main trunk line, now the Melling branch railway. As the Railways grew, the Petone Workshops became increasingly cramped, with primitive working conditions and increasingly outmoded machinery. By the 1920s, for example, some 40 per cent of overhaul and repair work was being performed out of doors, with interruptions from adverse weather being a major problem.<sup>1</sup>

New Zealand Railways' acting chief mechanical engineer, English-born R. Percy Sims and the production engineer (effectively superintendent of the Petone workshops), Edgar Spidy, both veterans of Canadian railways,<sup>2</sup> assessed the situation at Petone and prepared a report. It recommended new workshops, designed to modern standards, be built to replace the existing Petone Workshops. The report was submitted to – essentially peer-reviewed by – Sir Vincent Raven, who was one of two Royal Commissioners engaged to enquire into the state of railways in New Zealand in 1924. Raven agreed with the report's findings. The Sims/Sidey report was submitted to the chief mechanical engineer, the board of New Zealand Railways, and to cabinet, all of whom approved it. Moving and upgrading the Petone

---

<sup>1</sup> See 'Hutt Railway Workshops', <https://www.engineeringnz.org/programmes/heritage/heritage-records/hutt-railway-workshops/> [retrieved 21 June 2024]

<sup>2</sup> *Te Aroha News*, 23 August 1924, p.3

workshops was just one of an ambitious programme of railways works taking place at the same time, which included the modernisation of workshops in other centres.<sup>3</sup>

The design of the workshops was in the hands of the chief engineer of railways, Fred Widdop, in what was one of his last major projects. The arrangement of the machinery was Edgar Spidy's responsibility. An (uncredited) explanation of the design of the workshops in the first issue of *New Zealand Railways Magazine*, highlighted how different the new shops were going to be from any other previous workshop. It highlighted the three principles driving the design: Minimum handling of material, adequate facilities to do the work and provision for future extensions. A design of the workshop arrangement accompanied the report. There was little doubt that the large area of land handed to New Zealand Railways had plenty of scope for additions.<sup>4</sup>

The location of the new workshops was some 25 hectares of undeveloped land east of the Hutt River alongside Hutt Park. Planning began in 1925, with tenders being called for site preparation. Tenders for the construction of the main buildings were called the following year. The contractor responsible for the site works is not known. The contractor for the construction of the workshops was the Scottish engineering firm of Sir William Arrol and Co., in conjunction with P.C. Watt Construction Co. of Wellington.<sup>5</sup> There were myriad smaller contracts let, for foundations, provision of timber, ancillary buildings, machinery and more. All the structural steel was obtained and fabricated in England. The entire complex was to run on electricity.

A feature of the work was the huge amount of glazing required; more glass was required for the job than any prior project in New Zealand. It is little wonder that one newspaper report described the workshops – before work even started – as 'a glass and steel palace'.<sup>6</sup>

Allied to the workshop project, there was a larger plan to develop the land southward from about the present Hutt Central (Waterloo) station, under the Hutt Valley Lands Settlement Act 1925. Under this Act, a new double track railway was built from a junction north of Petone Station to the site of the present Hutt Central Station, with a single-track branch line connecting to the site of the new Woburn workshops. Rail was also pushed south to Gracefield.

Site preparation began in 1925. It required significant infill to even out the land and create a flat building site, which was achieved, in part, by using spoil from the removal of a bank near Gracefield. An arm of the Waiwhetu Stream was diverted, helping to dry out what was a tract of swampy land.<sup>7</sup>

Progress was, mainly, very good, but there were setbacks. There were supply disruptions caused by strikes in England, notably the general strike of May 1926. On 23 December 1927, a significant fire destroyed half the roof of one shed under construction before being brought under control.<sup>8</sup> Intrigued by the scale of the work, newspapers checked in regularly on progress.

While the work was underway, it became clear that housing would be needed to house the workshops' employees and their families nearby. This led to the creation of the residential

---

<sup>3</sup> 'Hutt Railway Workshops'

<sup>4</sup> *The New Zealand Railways Magazine*, Volume 1, Issue 1, 1 May 1926, p.19

<sup>5</sup> *Dominion*, 15 September 1926, p.10

<sup>6</sup> *Dominion*, 4 February 1926, p.7

<sup>7</sup> *Auckland Star*, 15 July 1926, p.14

<sup>8</sup> *Dominion*, 24 December 1927, p.1



suburb of Moera, which was filled with prefabricated railway cottages made at Frankton and then trucked south. Most of these houses, some still in largely original condition, remain in the area.

The workshops complex was finally finished in early 1929. By then, the process of shifting from Petone had already been started. Within weeks, the old Petone workshops were completely shut down and the new workshops fully operational. For some years after it opened, the workshops were something of a local attraction, with open days, groups of visitors doing guided tours, and social events for staff and families. It was also a place where industrial action and workplace accidents were not uncommon events, particularly early in its history.

The Hutt Railway Workshops have performed much the same role since their establishment, and they still occupy much the same footprint. The workshops have been used in the building of many large steam locomotives, diesel railcars, and for the erection and commissioning of generations of imported rolling stock. Overhaul and upgrading of diesel and electric locomotives continues to be an important task, as does ongoing maintenance of rolling stock, including upgrading commuter carriages and work on electric locomotives. A new wheel workshop was commissioned in 2023. Points and crossings are still made for installation throughout the whole of the national rail network. Structural steelwork for many major rail bridge spans has been fabricated at Woburn. Much work has been carried out for other Government Departments in the past, with fabrication of military supplies being undertaken during World War II.<sup>9</sup>



*An aerial view of the workshops in 1933, surrounded by railway houses.  
(7439, Hutt City Libraries)*

---

<sup>9</sup> 'Hutt Railway Workshops'

The workshops are still owned by New Zealand Railways' successor, KiwiRail, today. The overall footprint and form of the workshops have changed somewhat, although the main workshops remain in situ. Buildings were added in the 1930s – to the south and east of the original buildings.

Between the privatisation of the railways in 1993 and their re-nationalisation in 2008, there were several changes of ownership and many re-structuring exercises, all of which led to considerable flux in the operation of the workshops and change to the site. Historic aerial imagery shows that between 1989 and 1993, several large workshop buildings were removed from the north-east corner of the site, and the land, along with an adjoining section of the site to the north-west, which had remained undeveloped since it had been acquired for the workshop site, was turned to residential subdivision. One former workshop building within this area was retained and later converted into a Plymouth Brethren church (c. 2010).

Further subdivision took place at the south end of the site, with the land occupied by a mixture of residential and commercial properties. In 2002-03, the two-storeyed former administration building was moved to Greytown, in six sections, and converted into the White Swan Hotel<sup>10</sup>. About 2007 a building was removed from the west side of the complex abutting the midway access. In 2016, two large workshops buildings were removed on the east side of the complex.<sup>11</sup> Inside, machinery has been replaced and modifications made to modernise the workshops and make them more functional.

## 2.2 Construction Professionals

### *Fred Widdop*

Frederick Charles Widdop (1877-1939)

See <https://www.engineeringnz.org/programmes/heritage/engineering-hall-fame/frederick-charles-widdop-18771939/> [Engineering New Zealand - Engineering Biographies, retrieved 21 June 2024]

### *Sir William Arrol and Co.*

Sir William Arrol and Co. was the builder of many of Britain's largest bridges. Primarily known as bridge and crane builders, the company was founded by Sir William Arrol (1839–1913), a civil engineer, bridge builder, and Liberal Party politician.

Arrol was born in Houston, Renfrewshire, Scotland and by the age of nine he was working in a cotton mill. As a teen, he trained as a blacksmith and studied mechanics and hydraulics at night school. He worked for a company of bridge manufacturers in Glasgow but by 1872 had established his own business, the Dalmarnock Iron Works.

He began securing important contracts; the Caledonian Railway Bridge over the Clyde in 1878 and, in 1882, he secured the contract for rebuilding the Tay Rail Bridge, which had collapsed in 1879. His company built the Forth Bridge, which was completed in 1890. The Tay and Forth bridges were the largest of their type in the world at the time. The company built Tower Bridge in London, completed in 1894, the Nile Bridge in Egypt, the Hawkesbury Bridge in Australia and Bankside Power Station in London, now the Tate Modern Art Gallery. His company also built the Arrol Gantry, which was used to help build three new super-liners, one of which was the *Titanic*. The company built the crane for the *Hikitia* (1926), the Wellington-based steam crane, which is thought to be last of its kind operating in the world.

---

<sup>10</sup> <https://teara.govt.nz/en/photograph/12123/new-lease-of-life> [viewed 21 June 2024]

<sup>11</sup> Changes gleaned from <https://maps.huttcity.govt.nz/HistoricAerials/index.html> [retrieved 21 June 2024]

Arrol, who was knighted in 1890, was elected as the Liberal MP for South Ayrshire at the 1895 general election, serving the constituency until 1906. He died in 1913.<sup>12</sup>

The company Arrol founded continued on well into the 20th century. In the period since his death, the firm built or participated in the construction of many great structures, including the Wearmouth Bridge (1929), Tsoelike Suspension Bridge (1930), Battersea Power Station (1933), Craigellachie Bridge (1970), Deptford Railroad Bridge (1964), Forth Road Bridge (1964), Severn Bridge (1966), Tay Road Bridge, Firth of (1966) and the Humber Bridge (1981). The company was acquired by Clarke Chapman in 1969. The Dalmarnock Works closed in 1986.

#### *P.C. Watt Construction Co.*

P.C. Watt Construction Co. was founded by Philip Chetwood Watt (1876-1940), who was born and educated in Scotland. He worked in America and Australia before arriving in Wellington in 1892 and joining the firm of J. and A. Wilson. He resigned in 1904 and founded the P. C. Watt Construction Company, building contractors and constructional engineers. The company built some prominent Wellington buildings, including the Dominion Motors Building (1918), Shed 22 (1920), Fryatt Wharf Store (1921), Ngauranga Meatworks Fellmongery (1920), Evening Post Building (1926) and many others.<sup>13</sup> The company was put in liquidation in 1937 and Watt passed away in 1940.

## **2.3 Sources**

See footnotes.

### **Secondary**

*The New Zealand Railways Magazine*, Volume 6, Issue 4, 1 September 1931

### **World Wide Web**

'Hutt Railway Workshops', <https://www.engineeringnz.org/programmes/heritage/heritage-records/hutt-railway-workshops/> [retrieved 21 June 2024]

## **3. Physical Description**

### **3.1 Setting – Site Description**

The main industrial area of the Hutt Valley, Gracefield and Seaview, is at the south-east end of the valley, beyond Petone and near the mouth of Te Awakairangi, sitting on the river plain between the true left bank of the awa and the hills to Wainuiomata to the east. The whole area occupies a broad open expanse of flat flood plain land, which is sunny if somewhat windswept, with long views to the hills in either direction. With the notable exception of the railway workshops, the majority of the industrial area lies to the south of the Waiwhetū awa, while the suburban area of Moera is to the north. The form of Moera is defined by the railway workshops and the Waiwhetū awa. The suburb, bisected by the railway branch line that serves the workshops, curls around the flanks of the railway workshops and the expansive open spaces of Hutt Park and follows the meanders of the awa.

Moera is a place of two strongly contrasting urban forms. The huge industrial complex of the workshop buildings is dominant, standing out in views across the rooftops of the surrounding suburban areas and is especially prominent when seen from the hills. The complex is centred

---

<sup>12</sup> Kelly, Michael 2008, 'Hikitia Conservation Plan', Maritime Heritage Trust of Wellington, pp.14-15

<sup>13</sup> *Evening Post*, 4 December 1940, p.9; *Free Lance*, 8 December 1920, p.24

around the vast edifices of the main workshop buildings, buffered on all sides by open railyards that enable long views of the complex; the collection of workshops buildings is sufficiently large in scale to overshadow the open space and the intrinsic character is that of a heavily built-up industrial area.

Tight-knit low-rise residential zones flank the complex, each wrapped around a central park or school. The streets are predominantly winding and lined with trees and have a well-established character. Many of the streets are filled with prefabricated railway housing that was built in tandem with the workshops through the late 1920s and early 1930s, which lends the area a sense of historical character, although there are areas of modern subdivision immediately to the north and south of the rail yards.

A transverse roadway runs from Elizabeth Street on the west to Mandel Mews on the east, visually connecting the residential areas and enabling long views through the centre of the complex. Along this axis, a few trees have taken hold and are maturing, and there are modestly landscaped lawn areas around the entry points to each of the workshops.

### **3.2 Building or Structures**

The whole site is laid out in parallel to the branch rail line along the west side, with the buildings arranged in orderly rectilinear fashion along the length of the site and spaced apart across the width by the rows of tracks used to service each run of buildings. The scale of the buildings steps down from north to south along the site, from the huge structures of the group of main workshops at the north to progressively lower structures where the sidings converge at the south.

The main workshop buildings at the north end are some 170m long, and are arranged in two parallel clusters separated by a broad open yard. These consist of three conjoined buildings to the west (Plant 1) and two conjoined buildings to the east (Plant 2). Each cluster consists of a 20m tall main hall facing the central yard and lower secondary halls stepping down on the sides. Each main hall has a long run of loading doors facing the yard. Further clusters of workshop buildings are arranged to the south of these structures; the first two groups of these are of similar form and scale to the main buildings, but very much shorter in length.

The workshops have a striking sculptural presence in the landscape in their impressive scale as a group and in the rhythmic repetition of their simple but interesting forms. Each building is a towering extruded gabled shape, with a shallow pitched roof and either a pop-up ridgeline ventilator assembly or a sloping skylight assembly running the length of the roof, and roofed and clad predominantly in profiled metal. The side walls are extensively glazed in a variety of materials, including arrays of original steel windows, aluminium commercial glazing, modern profiled clear sheeting and some substantial original double-hung windows at the ground level.

The interior spaces of the main workshops are great cathedrals to industry, expansive, filled with machinery and suffused with natural light. The primary structure of each is a well-braced series of steel portal frames, made with trussed columns and roof trusses, with high level rails for gantry cranes running the length of each workshop. The rhythmic repetition of this simple structure along the great lengths of the buildings creates great visual interest.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	For much of the late 19th and 20th centuries New Zealand was enormously dependent on the railways for communication and the movement of people and goods. Before an effective roading network was constructed, railways brought the country together. The railways were nearly at their peak of coverage and use when the Hutt Railway Workshops were planned and built in the late 1920s. The size and scale of the buildings speaks to the extent and importance of the railways at the time and the role of the workshops in supporting the network.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The workshops were part of a major reorganisation and upgrading of New Zealand's railway infrastructure undertaken by the government in the 1920s. This work set up the network for the remainder of the 20th century.
<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: <i>High</i>
	The workshops were associated with many important people – the politicians who commissioned it, the engineers who designed the complex and the manufacturers and builders who erected the structures and built the machinery.  Of particular note is the contribution of principal designer Fred Widdop, then chief engineer of New Zealand Railways, production engineer Edgar Spidy and the firms of Sir William Arrol & Co., one of the greatest of British bridge building firms, and P.C. Watt Construction Co., which made a significant contribution to Wellington's development in the first half of the 20th century.

<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>	<p>Level of Significance: <i>High</i></p>
	<p>The Hutt Railway Workshops (and its predecessor) have, collectively, been a major employer in the Hutt Valley for nearly 150 years. It is one of the many industries in or near Petone that gave the area its status as an industrial hub. The construction of the workshops prompted the construction of a housing area to provide accommodation for workshop workers. Workshop workers and their families occupied the houses for many decades.</p>

<p><b>Physical Values</b></p>	
<p><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>	<p>Level of Significance: <i>Low</i></p>
	<p>The archaeological potential of this place is likely to be low.</p>
<p><i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>The main workshop buildings are, intrinsically, plain utilitarian structures. Their architectural value derives from their presence as a group, their vast scale, and their simple but visually interesting form that makes them dominant in the wider landscape. The interior spaces are remarkable for their exposed structure, with repeating elements down the length of each space and for their daylighting.</p>
<p><i>iii) 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.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>The main workshops buildings have a moderate level of technological significance for the nature of their construction. They were designed locally to the standards of the day but constructed, predominantly, with imported pre-fabricated steelwork. They are also interesting for their structural system as well as for the extensive glazing to bring light to the interior spaces.</p>
<p><i>iv) 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.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>The main workshops buildings can be considered to have a high level of integrity, as can the general form of the wider railyards area.</p>

v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of the Hutt Valley.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The complex of railway buildings and railyards has very high group value; this value is considerably enhanced by the railway line and spur to Seaview, and further enhanced by the surrounding residential areas that were built in tandem with the workshops. The workshops complex is so large and so extensive that it makes its own townscapes, and the main buildings are prominent in many views through the residential areas.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the complex.
ii) <i>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: <i>High</i>
	The sheer size and breadth of the Hutt Railway Workshops complex makes it an incomparable feature in the immediate landscape and the wider Wellington region. It has been recognised by Engineering New Zealand for its contribution to the country's engineering heritage.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	As the primary railway workshop in the Wellington region there is no place like it – not only in terms of function but also its size, appearance and form.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>High</i>
	This is perhaps the finest example of a railway workshops complex still extant in the country.

## 5. Place information

<i>Reference</i>	<i>H144</i>
<i>Address</i>	<i>1c Rail Way, Waiwhetū</i>
<i>Legal description</i>	<i>Pt Section 41 Blk LVI Hutt Valley Settlement</i>
<i>Extent of place</i>	<i>Legal boundaries (to northern and southern extents of site)</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

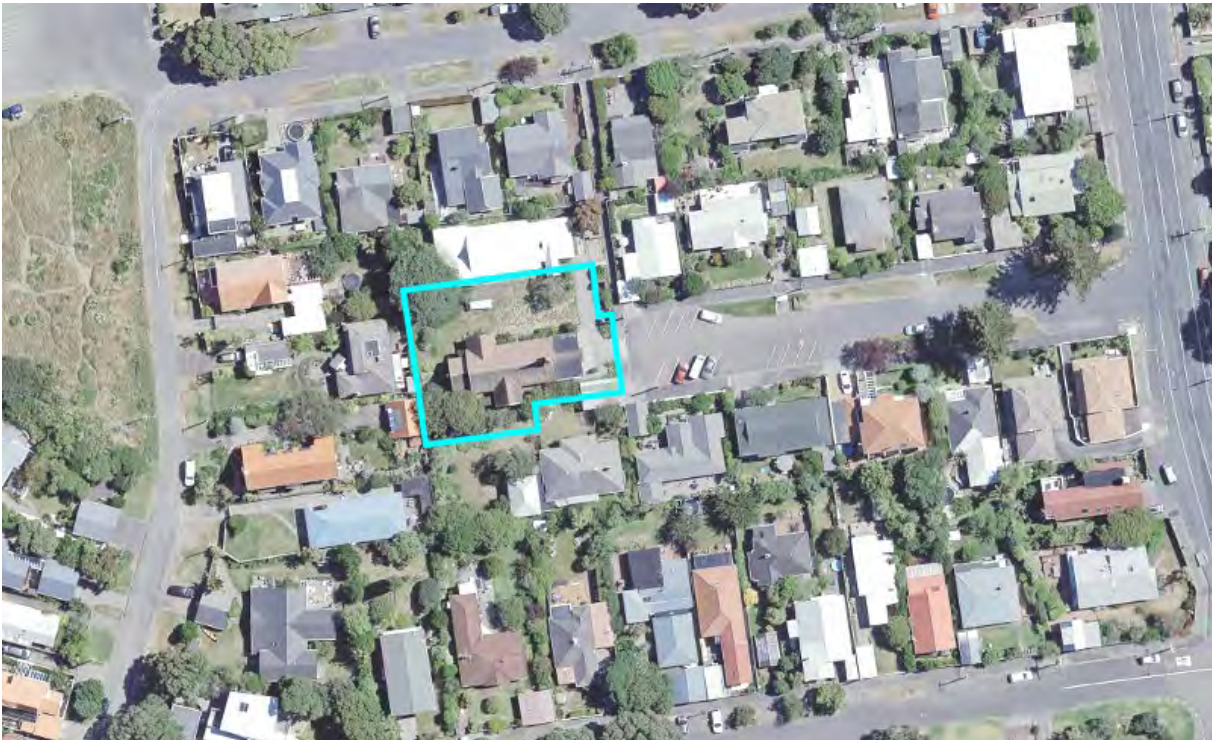


# H145 13 Ngaio Street, Eastbourne (1910)

St Alban's Church



13 Ngaio Street – St Alban's Church, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

St Alban's Church is the home of Anglican worship in Eastbourne and in constant use by the community until it was closed for strengthening in the wake of the Kaikoura earthquakes. Completed in 1910, the original building was a capable and interesting work of Anglican church architecture, one of many designed in the Wellington region by noted Wellington architect Frederick de Jersey Clere. Its design shows Clere's distinctive hand in its iconic spire and belfry, sharply pitched roofs, low eaves and roughcast plaster walls. The additions and alterations designed in a Modern idiom 1960s by Wellington architects Calder Fowler Styles define the appearance of the church as it is today and contribute to its story.

Situated on the axis of a cul-de-sac street where it is flanked by low-rise housing, and seen against a leafy background and the sky, the church is a prominent and striking local landmark. It is the centrepiece of a group of associated structures, including the former vicarage, the church hall, a memorial wall and a carport/store structure.

## 2. History

### 2.1 History of the place

St Alban's Church was completed in 1910, the work of architect Frederick de Jersey Clere and builder William Nimmo.

Eastbourne was a relatively remote seaside village during the 19th century. Named after the town of Eastbourne in England, the area was a refuge for wealthy Wellingtonians who spent summers away from the city and could transport themselves to and from the settlement. The key to Eastbourne's development was the provision of a ferry service. The first such service, begun by James Williams in the 1890s, ran between Wellington and Days Bay and turned the latter into a holiday resort. The service was extended to Rona Bay in 1906 and this saw Eastbourne (and other bays in the inner harbour) grow significantly.

It was this fillip to the locale's population that helped Eastbourne's Anglicans to build their own church. For some years, small in number, they had been using the Presbyterian church, the first church in the area. Fundraising began and in October 1908, tenders were called by diocesan architect Frederick de Jersey Clere.<sup>1</sup> However, the process was discontinued by the parish after it concluded it did not have the necessary funding.<sup>2</sup>

The following October, with a significant boost in the congregation, the building committee asked de Clere to advertise his tender notice again. The foundation stone, donated by W. S. Mansfield of Karori, was laid in January 1910. At this point, the church was to be named the Church of St Michael and All Angels.<sup>3</sup>

The land the church was to be built on was not purchased before construction started. In 1906, Charles Stubb, a Wellington accountant, purchased 4,820m<sup>2</sup> adjacent to Marine Parade from Louisa Batkin. It was not until 9 May 1910 that the rear half of this property was sold to the Rev. Joshua Jones (of Lower Hutt), Robert Button and Joseph Avery.<sup>4</sup> This was just five days before the church opened. Clearly the land purchase was in train much earlier.

---

<sup>1</sup> *New Zealand Times*, 30 October 1908, p.6

<sup>2</sup> *Dominion*, 17 April 1909, p.12

<sup>3</sup> *Evening Post*, 24 January 1910, p.7

<sup>4</sup> CT WN151/192, LINZ



*A detail from a panorama of Eastbourne, 1923, showing St Alban's fine location.  
(PA6-054, ATL)*

Although the contractor, William Nimmo, was based in Molesworth Street, Wellington, construction took less than five months. The church opened on Saturday 14 May 1910, with the service officiated by Rev. Jones. A newspaper report noted that the church was constructed of 'camerated concrete walls, rough cast, with an asbestos slated roof. Inside, the structural timbers are of oiled jarrah, while the furniture is of specially selected red pine.'<sup>5</sup> The name of St Alban's was settled on for the church, which was the first of four churches eventually built in the parish. In 1911, Eastbourne was made a separate parochial district and a vicar, Rev. E.I. Sola appointed. An organ was added in 1912.<sup>6</sup>

There have been various additions made to the church and its surrounds. A parish hall – a handsome brick building – was added in the late 1920s. In 1962, significant alterations and additions to the church were made to designs by Toomath and Wilson, constructed by J Mitchell.<sup>7</sup> The work comprised the demolition of the existing sanctuary, and the construction of a new choir bay, sanctuary, vestry and organ room. All of the structural work was in concrete block. The modern entry porch, which entirely replaced the original but adopted the same general appearance, was built in 1966-67 by J Mitchell, designed by architects Calder Fowler and Styles<sup>8</sup>. The carport and store, to the left of the main elevation, was built by S Macklin in the same year, also designed by Calder Fowler and Styles. A memorial wall was

---

<sup>5</sup> *Evening Post*, 16 May 1910, p.2

<sup>6</sup> *Evening Post*, 27 May 1912, p.8

<sup>7</sup> Toomath & Wilson, architects :St Albans Eastbourne. Alterations and additions. Job number 137. [Plans. 1961], National Library

<sup>8</sup> 13 Ngaio Street - ARCH4389-Envelope.pdf, HCC Archives

built to the immediate north of the church, near the hall, in 1979. Some church land around the hall has been taken for housing.

The church has been closed for earthquake strengthening for several years at the time of writing. The parish continues with services at St Antonio's Catholic church.

## **2.2 Construction Professionals**

Frederick de Jersey Clere (1856-1952)

<https://teara.govt.nz/en/biographies/2c22/clere-frederick-de-jersey> [retrieved 2 June 2024]

Stanley William Toomath (1925-2014)

Bill Toomath was born in Lower Hutt in 1925. He worked first in an architectural office in Wellington before moving to Auckland to study architecture at Auckland College of Architecture from 1945-1949, where he obtained a Bachelor of Architecture. He was later awarded a Fulbright Scholarship, which enabled him to study at the Harvard Graduate School of Design, where he obtained a Masters of Architecture. He worked briefly with Walter Gropius at the Architects' Collaborative and then with I. M. Pei in New York. He then returned to New Zealand in 1954. In 1957 he established Toomath and Wilson with Derek Wilson, which later became Toomath Wilson Irvine Anderson in 1972, with the addition of Don Irvine and Grahame Anderson.

Aside from professional practice, William Toomath was also Head of the School of Design at the Wellington Polytechnic from 1979-1989 and wrote design articles for architecture and design publications. He was also an advocate for the preservation of heritage architecture, despite his own style leaning distinctly modernist.

Notable projects Toomath was involved in include Toomath Senior house, Lower Hutt (1949); Wool House, Featherston Street, Wellington (1955); Mackay house, Silverstream (1961); Toomath House, Mt Victoria (1964) – in which he built a replica of the study from Antonello da Messina's St Jerome in his Study (circa 1460-1475); and which was recognised with an enduring architecture award from the NZIA – and Wellington Teachers' College, Donald Street, Karori (1966–1977).

Calder Fowler and Styles

Calder Fowler Styles & Turner (1989-1997) was the last of a series of architectural partnerships that began with Gray Young, Morton & Young in 1923.

<https://wellingtoncityheritage.org.nz/architects/gray-young-morton-and-young> [retrieved 18 June 24]

## 2.3 Sources

See footnotes.

### **Secondary**

'Vale Bill Toomath', *Architecture Now*, 21 March 2014

### **World Wide Web**

Chris Maclean, 'Wellington places - Eastbourne', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/wellington-places/page-11> (accessed 5 June 2024)

'Stanley William Toomath' Archives Online

<https://archivesonline.wcc.govt.nz/nodes/view/8010> [retrieved 12 June 2024]

## 3. Physical Description

### 3.1 Setting – Site Description

The modern suburb of Eastbourne occupies a lengthy narrow coastal terrace at the eastern side of Te Whanganui a Tara / Wellington harbour. The setting of the suburb is open and sunny, with an expansive outlook across the harbour to the hills in the far distance, the Hutt Valley to the north, and the harbour heads to the south. Stretched over several major bays, the suburb is bounded by the beaches and rocky promontories at the seaward side, and by the hills that divide the coast from the Wainuiomata valley on the landward side.

In form, it is a closely packed residential area, with development spilling up onto the hills and gullies, and, with one glaring exception, all in the form of low-rise one- and two-storey housing. The land has considerable cover of mature trees; combined with the backdrop of bush-clad hills, this confers a verdant and well-established character to the area.

St Alban's is dramatically located at the west end of one of the suburb's few cul-de-sac streets, a short distance back from the beach. Ngaio Street is broad and open, with its centreline aligned to the main axis of the church. This ensures the church is a striking local landmark.

The church is set back from the street boundary with a broad paved forecourt, flanked closely to the left by a carport and store and to the right by a memorial wall and garden. The former church hall delineates the northern boundary of the site and the east and south boundaries are marked by fences to the adjoining residential properties (the former vicarage is immediately to the south). The site is largely open, but with a dense cover of mature trees along the southern boundary.

### 3.2 Building or Structures

As first built, St Alban's church was a modest and interesting parish church designed by well-known Wellington architect Frederick de Jersey Clere. Clere was by then into his third decade as the architect to the Wellington Anglican diocese and the author of numerous timber churches in the region. He brought a capable and well-practiced hand to the design of those buildings and St Alban's was no exception. The church initially had a straightforward rectilinear plan, which had a large open nave with a gabled vestry wing projecting to the south and a compact sanctuary projecting to the west. The design of the church has something of an English Domestic manner; it is notable for its steeply pitched roof, distinctive open belfry and spire, a modest west window of five small lancets sheltered under a broad hood on brackets, eaves drawn low to the ground and roughcast plaster walls pierced by deeply recessed multi-light timber windows along the nave walls. The windows, each styled

as three small lancets, illuminated a handsome interior of heavy timber trusses and sarked roof slopes above painted walls. The entry had a gabled roof over the main door and flanked by small hipped roofed wings. The top of the gable ends were louvred for ventilation.

As it stands today, the appearance of the building is largely characterised by significant changes made in the 1960s, first by Wellington architects Toomath and Wilson and, later, Calder Fowler and Styles. The first major change was the eastern extension, built in 1962, which required the demolition of the original sanctuary. The extended spaces contain the choir, sanctuary, organ room and the vestry. The new work followed the general form and character of the existing building, including the steep roof pitches, but was constructed in concrete blockwork, in contrast to the original roughcast plaster. The gable ends were closed in with vertical timber boarding, including the west gable facing the street.

The second major piece of work, the entry porch addition of 1966-67, radically changed the street-front appearance of the building. Also constructed in concrete block, this was designed in a Modernist idiom, with a small central gable flanked by flat roofed sections, somewhat reflecting the architectural form of the original porch, with a pair of entry doors either side of a glazed central bay.

The same year, the flat-roofed carport/store structure was constructed at the south-east corner of the site. A memorial garden and wall, of fair-faced concrete block, was constructed along the north-east corner of the site, although the date of this is not known it seems likely to have been done in the 1960s. At some point, the original diamond-pattern tile roof was replaced with the current asphalt shingles.

The church is the focal point of a group of associated buildings and structures at the end of Ngaio Street, which includes the former vicarage, a modest single-storey house to the south, the former church hall, an elegant single storey brick building that runs along the north edge of the site, a memorial wall and garden, which marks the north-west corner of the land, and a combined carport and store at the south-west corner.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

Historic Values	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The need to provide spaces to conduct religious services has been a feature of national life for over 200 years. The effort made to build St Alban’s is a testament to the determination of the Anglican community of Eastbourne to have its own church.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.

<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: <i>High</i>
	Among the notable people associated with the church are its architects. Frederick de Jersey Clere, who designed the church, was the one of greatest architects of his generation. The most consequential of the later changes to the building were made by the firm of Toomath and Wilson, important Modernists.
<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: <i>High</i>
	Until it was closed for earthquake strengthening, the church was in regular use by its congregation and part of the fabric of life in Eastbourne.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The church has architectural value both in its original 1910 design by F J de Clere which was an interesting example of an Edwardian parish church in Clere's distinctive hand, and in the 1960s changes designed by Toomath and Wilson – extensions following the style of the original building but in modern materials – and Calder Fowler Styles' new entry porch very much in the style of the day, but reflective of the original building.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The church is made with materials and techniques in common use for church-building at the time, and which are still broadly represented in the region. The later alterations are similarly made with common materials and techniques.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Although modern changes make up a significant part of its visible fabric, the church retains a relatively high level of integrity.

v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The church is not old in the context of Eastbourne.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	The church, hall and vicarage comprise an important group of religious structures. Aligned to the axis of a wide cul-de-sac street, the church is a striking local landmark.

<b>Social Values</b>	
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: <i>High</i>
	The church was the first purpose-built church for Eastbourne's Anglican community. Despite its temporary closure, it remains the focus of that community. A memorial wall commemorating departed parishioners imbues the church and its grounds with additional meaning.
ii) <i>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: <i>High</i>
	The church, with its fine location at the end of Ngaio Street, is a local landmark and well-known in the community.

<b>Rarity</b>	
i) <i>Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	St Alban's Church is the first Anglican church built in Eastbourne, so in one sense it is unique.

<b>Representativeness</b>	
i) <i>Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is good example of a modestly-sized Edwardian parish church, as designed by Clere.



## 5. Place information

<i>Reference</i>	<i>H145</i>
<i>Address</i>	<i>13 Ngaio Street</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 8662</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H146 33 Britannia Street, Petone (1899)

Former Sacred Heart Church



Former Sacred Heart Church, 33 Britannia Street, April 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

This building is historically important as the first purpose-built Catholic church built in Petone. It also has significance for the long period it has served as a hall for the church community and Sacred Heart School following the end of its use as the parish church in 1933.

As it stands today the building remains authentic to its 1935 remodelling, which saw its conversion from a Victorian parish church to a church hall, designed by noted Wellington architect John Swan. It is notable for its tall steeply-gabled form and vertical proportions, the Gothic influences of its design and detailing, and for the visible traces of the original church. It has presence in the local streetscape, although the group of associated church buildings that once stood along the street has now vanished.

## 2. History

### 2.1 History of the place

Petone's steady if slow development during the 19th century meant that the population of Catholics in the town could not support a full parish for many years. The first move towards a church was taken in 1895, when a five-roomed house was purchased in Britannia Street as a site for a future church.

In 1898, work began on a timber church, designed in a neo-Gothic style by Wellington architects McKay and MacGregor. The builder was J. O'Sullivan and the cost was £900. Installed in the church was an altar 'designed by Mr Collins and built and adorned under his personal direction'.<sup>1</sup> The church was funded by the Catholic community of Petone and the project managed by the Lower Hutt / Petone parish priest Father John Lane. The church was opened by Archbishop Redwood on Sunday 13 May 1899. The congregation was allowed to stay in the church while it was being blessed; this was not usual practice but the weather was appalling.<sup>2</sup>

In 1901, Petone was made a separate parish under Father Frederick Maples. During his time a bell tower was added to the church. A school opened in 1904. The church was in regular use over the next three decades, for masses, christenings, funerals and weddings and special events. Some particular events attracted the Catholic Church's hierarchy, such as the funeral of Father Maples, in 1925, which was attended by Archbishop Redwood, Archbishop O'Shea and a host of school principals and parish priests from the lower North Island.<sup>3</sup>

The size of the church became an increasing issue as Petone grew and the congregation ballooned. In the early 1930s, the parish resolved to build a new, larger church in permanent materials. After a period of fundraising, work on a new concrete church got under way in early 1934. The architect was T. J. McCosker and builders J. H. Meyer and Co. The church was opened on Sunday 28 October 1934 – the Feast of Christ the King – by Archbishop Redwood, by then 94 years old. The church was constructed as a memorial to the late Chaplain James McMenemy, who was parish priest at Petone at the outbreak of World War I and died on the western front in 1917 and contained a stained-glass window dedicated to his memory.<sup>4</sup> After this church was demolished in 1996, the new Sacred Heart church,

---

<sup>1</sup> *New Zealand Mail*, 18 May 1899, p.15

<sup>2</sup> *Ibid.*

<sup>3</sup> *Evening Post*, 18 November 1925, p.7

<sup>4</sup> Father McMenemy memorial, Sacred Heart, Petone, URL: <https://nzhistory.govt.nz/memorial/father-mcmenemy-memorial-sacred-heart-petone>, (Manatū Taonga — Ministry for Culture and Heritage), updated 29-May-2024

opened the following year, preserved the front entrance to the old church as its gateway. The Father McMenamín memorial stained-glass window was installed in the new church.

The original Sacred Heart Church was converted into the parish hall by J.H. Meyer and Co. in 1935, to the design of noted Wellington architect John Sydney Swan. The work involved demolishing the bell tower<sup>5</sup>, entry porch, choir gallery and predella of the church and lengthening the nave by three metres at the east end. A new porch, ante-room and washrooms were added at the east. The former sanctuary was converted into a kitchen with additions made to either side, and a 'men's room' was appended to the south of this. A raised stage was built in place of the predella.<sup>6</sup>

The hall was later incorporated into the school, but it is presently (2024) closed as an earthquake risk.

## 2.2 Construction Professionals

*McKay and McGregor*

<https://www.wellingtoncityheritage.org.nz/architects/mckay-and-mcgregor?q=> [retrieved 1 June 2024]

*John Sydney Swan*

<https://www.wellingtoncityheritage.org.nz/architects/john-sydney-swan?q=> [viewed 20 June 2024]

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in the cardinal directions to make visual connections to the harbour, hills, river, and surrounding suburbs. The streetscapes of the residential and commercial areas are diverse in visual, architectural, and historic character but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character.

---

<sup>5</sup> *Evening Post*, 20 February 1935, p.18

<sup>6</sup> 33 Britannia Street, Petone - Arch444502-envelope.pdf, HCC

The former church is located on Britannia Street, one block to the west of the Petone Recreation Grounds, and a block north of Jackson Street. It sits on the east side of the road within a mixed neighbourhood of schools, churches and associated accommodation and ancillary buildings, several institutional buildings of Weltec, and residential housing, including a variety of detached houses and multi-unit blocks. The building is set back a little from the street, on a large asphalt-covered site which is partly shared with the adjacent primary school, and the building can be seen in the round.

### **3.2 Building or Structures**

As it stands today, the former church remains quite authentic to the time of its 1935 expansion and remodelling into a church hall that was designed by architect John Swan, which left a strong trace of the original church. A tall and substantial structure, it is overtly a church building, with a distinctive Gothic flavour to its design reflected in its steeply pitched roof, east-facing rose window, and rows of lancet windows along the sides.

In plan, it consists of a single large hall space with single-storey annexes at each end containing utility spaces; the east annexe contains the entry porch and separate washroom facilities and the west annexe, which incorporates the original sanctuary, contains kitchen facilities. The building is timber-framed, clad with rusticated weatherboards and finished with timber joinery and trims. Vertical cover boards delineate the lines of the various 1935 extensions. The roofs are covered with modern long-run tray profile metal.

The main elevation faces Britannia Street. It has a formal symmetrical composition and tall vertical proportions. The relocated eastern rose window of the original church is the dominant feature in the main gable. This has simple foliated timber tracery, with obscure glass used to form a cross motif in four of the lights. The window has a moulded surround, which meets into a pair of scrolled brackets at the gable end (possibly the remains of a simple belfry) that now tie into a modest finial. Below this, the single-storey 1935 annexe projects forward of the east wall of the hall, accessed up a flight of concrete steps with modern metal handrails. The relocated original church entry door assembly is centred under a small gable roof, which is in turn flanked by two small half-hipped roofs over the washrooms. Although the entry doors are modern, the surround, including the slender round pilasters, moulded frame and pointed-arch fanlight (which has delicate timber tracery) remains otherwise intact. Each washroom has square-headed double-hung window joinery, one window facing the street and three along the sides.

The side elevations are more or less mirrors of each other, with a regular rhythm of tall lancet windows running the length of the hall. A cover board near the east end shows where the original building was extended towards the street. At the west, the addition has a small central gable, the remnant of the original sanctuary roof, with low-pitched roofs running off either side over the 1935 additions, and there is a small central porch accessed up a flight of stairs. The surround of the back door may be original to the church. There are several double-hung windows, and cover boards showing where the new additions were made to the original structure.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Religion has played an important role in New Zealand life and continues to do so. Churches require places of worship and the construction of the first Catholic church in Petone was an important local milestone for the church.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The church was the scene of some important events, including the consecration of the church, the funerals of priests and important religious festivals.
<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: <i>High</i>
	The building is not associated with any notable people outside the church, but from a Catholic perspective, the most important people involved during the time it was in use as a church include Father John Lane, who organised its construction, and the first parish priest, Father Frederick Maples, whose funeral was later held in the 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: <i>High</i>
	The former church was in regular use as a school hall for a lengthy period, so it is a familiar place for many people (in Petone and elsewhere) who attended school at Sacred Heart School.

<b>Physical Values</b>	
<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: <i>Moderate</i>
	The building predates 1900 so it could potentially reveal information about European settlement from that period through archaeological investigation.

<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: <i>High</i>
	The former church, converted to a hall, is a distinctive piece of architecture. It is notable for its design in a Gothic idiom, and its characteristic church features, such as the steep roofs, rose window, and tall lancet windows.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The former church was built with materials and techniques in common use at the time, which are still well represented in the Petone area. The building is interesting for the way in which it was altered in 1935.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The building has a high level of integrity to the time of its conversion of a hall in 1935 but is also interesting for the remaining parts of the original church.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not especially old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The former church has a strong presence in the local streetscape for its scale and distinctive design. There is little remaining of the group of church buildings that once stood along the street, so it has little group value, although it has a longstanding association with the adjoining school.

<b>Social Values</b>	
<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: <i>High</i>
	The building is closely associated with the Catholic precinct in Britannia Street, Petone, which is the heart of Catholic life in the town.
<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: <i>Moderate</i>
	It is assumed that the building's role in Petone's Catholic history is well-known amongst the Catholic community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	This is the first Catholic church in Petone and so can be considered unique in that regard.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a timber, neo-Gothic church.

## 5. Place information

<i>Reference</i>	<i>H146</i>
<i>Address</i>	<i>33 Britannia Street, Petone</i>
<i>Legal description</i>	<i>Lot 1 Deposited Plan 51283</i>
<i>Extent of place</i>	<i>Refer map</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*



# H147 638 High Street, Boulcott

Hutt Hospital (Clock Tower Building)



638 Hutt Road, Boulcott June 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

The Clock Tower Building is a place of great heritage significance as the centrepiece and first permanent building constructed at Hutt Hospital (along with the Nurses' Home). It stands as part of the first tangible effort to meet the health needs of the Hutt Valley and dramatically increased the accessibility of health services in the Wellington region at a time when it was sorely needed.

Designed in a simple Moderne idiom, like the majority of the Hutt's important public buildings of the 1940s and 50s, the form of the building derives from the best-practice thinking in healthcare of the day, with a strong focus on providing good daylight, ventilation and access to the outside for the patients. Its welcoming open wings and wide courtyard, leading to the main entrance under the clock, and low three-storey height somewhat belie its overall size. The main elevations, although plainly designed, carry a great deal of architectural interest in their symmetrical arrangement, regular rhythmic pattern of openings, and the modelling of the open balconies, counterpointed by the eponymous clock tower at the centre of the composition. Much of the original planned landscape at the north survives and this contributes to the building's leafy green setting, which in turn offers visual and acoustic respite from the busyness of High Street.

The building's architects, Crichton McKay & Haughton, designed a great many health care institutions in the lower North Island and elsewhere, and had a long-lasting influence on the look of the country's hospitals.

## 2. History

### 2.1 History of the place

There was no public hospital in the Hutt Valley for over 100 years after European settlement began in the area. The nearest public hospital was in Wellington. In 1906, the Wellington Hospital Board (WHB) bought a site for a small hospital in Penrose Street in Lower Hutt but did nothing with the property and it was later taken for Hutt Intermediate School.

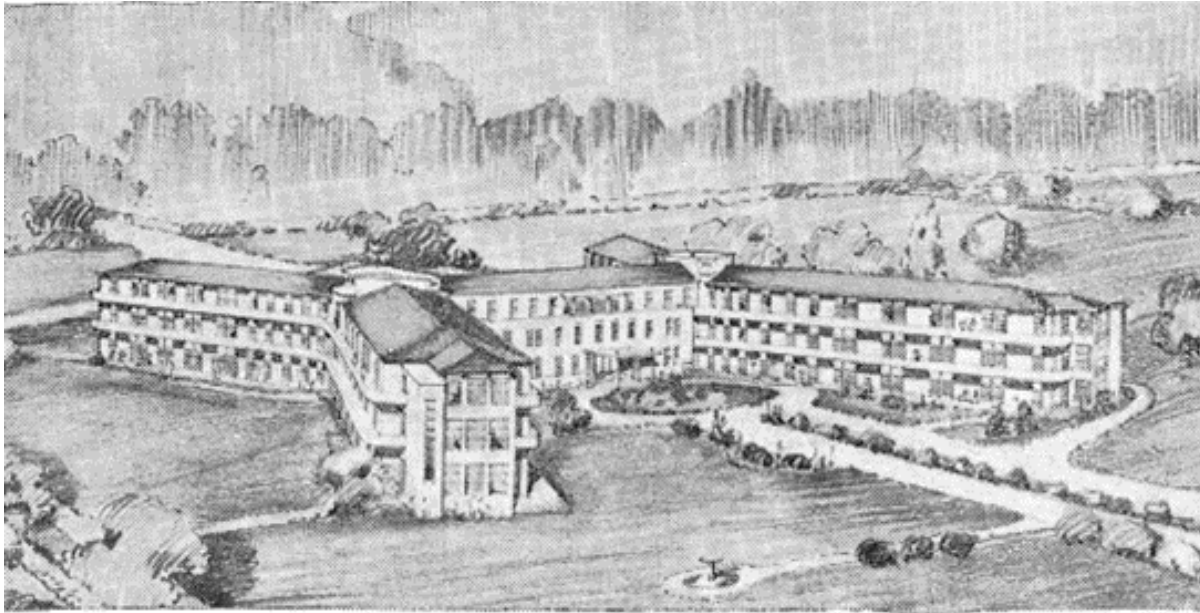
Lower Hutt's population began expanding rapidly during the late 1920s. From 1927 to 1934, nearly 5,000 people moved into the borough.<sup>1</sup> This increase preceded the Labour government's big housing schemes, which began in the Hutt later that decade and brought in an even bigger influx of people. The provision of free health care to every person under the Social Security Act 1938 brought even more pressure on the health system. The lack of a public hospital in Lower Hutt made a hugely difficult task even more challenging.

Throughout the 1930s, the WHB recognised that it needed to build a hospital in Lower Hutt, but it had significant challenges at its main hospital at Newtown as well, with a lack of capacity and various specialist facilities required, so it had to juggle the needs of the primary regional hospital with demands elsewhere.<sup>2</sup> Any large capital project had to be funded by a loan and the WHB's debt was climbing. In 1939, the WHB prepared a brief for its architects, hospital design specialists Stephenson and Turner of Melbourne, for a Lower Hutt Hospital and purchased land for that purpose on High Street. The Stephenson and Turner scheme was costed at £435,000, a sum considered too great to proceed with. The architects were paid their fee and the scheme was abandoned.

---

<sup>1</sup> *Evening Post*, 18 December 1934, p.6

<sup>2</sup> *Hutt News*, 30 November 1938 p.7



**LOWER HUTT'S NEW HOSPITAL.**  
The Hospital and the Nurses' Home adjoining are at present under construction.  
—The Architect's drawing, reproduced by Courtesy Wellington Hospital Board

*Crichton, McKay and Haughton's perspective of the proposed Main Block. (Dominion, 19 November 1940, p.5)*

As was customary at the time, any new hospital had to be accompanied by the construction of a nurses' home because nursing staff were expected to be housed on site. In May 1940, the WHB announced its intention to borrow £254,250 to build a 120-bed hospital.<sup>3</sup>

In the meantime, in late 1940, work began on one of two, two-storey temporary emergency blocks erected on the Pilmuir Street side of the new property to accommodate sick and wounded servicemen, who had previously been cared for at Trentham racecourse.<sup>4</sup> A second block was begun later the following year. This approach was mirrored in Wellington – temporary timber wards for injured servicemen and a three-wing building – the Centenary Block – both built during World War II, although the latter was built in timber rather than concrete to cut costs.<sup>5</sup> Work on the permanent hospital buildings began in 1940. The design was the work of well-known Wellington architects Crichton, McKay and Haughton, who had already done decades of work for the WHB. By this time Messrs Crichton and McKay had retired and the design of the hospital buildings was in the hands of Australian-born Bill McKeon.<sup>6</sup> Fletcher Construction offered to build the hospital buildings at cost, an offer the WHB was only too happy to accept.<sup>7</sup> By late 1940, the Nurses' Home, also designed by Crichton, McKay and Haughton, was well underway and work on the main block, containing hospital wards and an administrative offices, had begun.<sup>8</sup>

---

<sup>3</sup> *Evening Post*, 14 May 1940 p.6

<sup>4</sup> *Dominion*, 11 September 1941 p.10

<sup>5</sup> See 'Additions 1940-1960', <https://www.ccdhb.org.nz/about-us/history/the-public-hospital-in-wellington/additions-1940-1960/> [retrieved 18 June 2024]

<sup>6</sup> 'Antecedents – Bullement Fortune Architects', [https://mckenziehigham.co.nz/bfa-archives/BFA\\_history.html](https://mckenziehigham.co.nz/bfa-archives/BFA_history.html) [retrieved 18 June 2024]

<sup>7</sup> *Dominion*, 19 June 1940, p.6

<sup>8</sup> *Dominion*, 19 November 1940, p.5

Fletchers clearly did not have much in-house capacity because, in July 1941, they called for separate tenders for the new hospital building for plumbing and drainage, electrical, joinery, solid plastering, fibrous plaster, floor coverings, Terrazzo work, tiling and roof tiling. The limited pool of tradesmen in Wellington, shortage of materials, and the urgent need for the emergency hospital buildings all undoubtedly slowed construction of the new building. Crichton, McKay and Haughton issued various tender notices for additional structures related to the building, such as a substation and a boiler house (in November 1941).<sup>9</sup>

The work was sufficiently advanced by early 1944 that a formal opening was contemplated. The first patients were admitted on 27 April and the opening took place on 15 May 1944, with the chairman of the WHB, Fred Castle, cutting the ribbon. The main block was expected to be finished a few months after this, but work dragged on well into the following year. Deadlines came and went and it was not until September 1945 that the building was finally completed, just in time to look after former prisoners of war of Japan.<sup>10</sup> Construction took a full five years to complete. The signature clock was installed above the main entrance and this gave the building its name.

The final form of the building varied from splayed H-shaped plan shown in the 1940 sketches; only one of the two splayed rear wings was built (in an L-shape), and a T-shaped central wing was added at the rear, at right angles to the central bar.

Over its life, the Clock Tower Block has undergone many changes (mostly undated). These include, the installation of a wheelchair ramp outside the ground floor east wing; the replacement of original steel windows with aluminium windows on the ends of both wings on all floors and above the main entrance; the replacement of the timber wooden double doors (two sets, four doors in all) at the main entrance with glass lobby and automated doors; the covering over of some windows in the outpatient departments; the installation of external buildings services (ducts and drainage) for outpatient departments; and the construction of a fire pump house on the balcony outside the west wing corner, ground floor. Alterations carried out in the East and West wings during the 1980s involved the removal of some concrete walls. In 2015-16, the original tile roof was replaced with colour steel.<sup>11</sup>

In February 2024, the Hutt City Council informed Te Whatu Ora that the Clock Tower Block was identified as an earthquake prone building under section 133AK of the Building Act 2004, achieving a likely rating of 20-30%NBS.<sup>12</sup>

Today, the Clock Tower Block, as it is known, contains no administrative functions, but it remains the front door of the hospital. It houses the main cafeteria, kitchen and supply and Learning Centre in the main block and a range of core functions in the wings, including procedure suite, plastic, maxillofacial and burns outpatients, plastic surgery, dressing clinic, ENT, audiology and ophthalmology (west wing) and the Clinical Training Centre, diabetes, dietitians, respiratory and dental (east wing).<sup>13</sup>

---

<sup>9</sup> *Evening Post*, 26 November 1941, p.3

<sup>10</sup> *Evening Post*, 28 September 1945, p.6

<sup>11</sup> Pers. comm. Steve Crombie, Regional Head of Infrastructure, Central, Te Whatu Ora to Andrew Banks, Boffa Miskell, 18 June 2024

<sup>12</sup> Aurecon New Zealand Ltd, 'Hutt Hospital – Detailed Seismic Assessments, Clock Tower Building DSA', Hutt Valley District Health Board, Reference: 520602, 5 September 2023 p.7

<sup>13</sup> Courtesy of Hutt Hospital Map [retrieved 18 June 2024]

## 2.2 Construction Professionals

Crichton, McKay and Haughton (Bill McKeon)

<https://www.wellingtoncityheritage.org.nz/architects/crichton-mckay-and-haughton>  
[retrieved 19 June 2024]

*Bill McKeon*

Australian-born William John "Bill" McKeon (1896-1973) also served in the Great War, and joined V.P. Haughton at the firm in 1935, having had his own Wellington practice since 1921. His major work with the practice was the Hutt Hospital (1939-41 - now known as the Clock Tower Building), in addition to many houses. He was president of the NZIA in 1945-46. He left the partnership amicably in 1951 to form his own practice, and was still working into the late 1960s.<sup>14</sup>

## 2.3 Sources

See footnotes.

# 3. Physical Description

## 3.1 Setting – Site Description

Hutt Hospital lies within the modern suburb of Boulcott, which is to the north of the urban centre and in the middle of the wide flat floodplain of Te Awakairangi / the Hutt River. Today it is a densely developed low-rise residential area, with closely spaced houses on an assortment of short streets, with the hospital complex roughly marking its southern extent.

By the time the hospital's first wings were under construction, the area's former market gardens were being rapidly supplanted by residential subdivision – including substantial tracts of new state housing – and the context of the hospital site was rapidly transitioning from an open agrarian one to a suburban one. Housing development accelerated further after WW2, and the area surrounding the hospital is today wholly suburban in character, with closely packed one- and two-storey houses on small lots. Enthusiastic tree planting accompanied the suburban expansion, and the area today has a leafy and well-established character.

The overall hospital site occupies a substantial block of land between High Street and Pilmur Street, with the Clock Tower building more or less at its geographic centre. Here, it is surrounded by modern hospital buildings on three sides and the open planned landscape and mature trees that takes up much of the north side of the site. The contemporaneous nurses' home lies to the south-east. Aside from the northern frontage, the majority of the site is either covered in buildings or given over to roadways and car parking areas.

The north section of the hospital's planned landscape has largely survived intact from the early 1950s, and its original form remains strongly evident. The open space in front of the Clock Tower building displays the main elevations as intended by the architects, even though the expansion of parking and roadways over time has steadily overtaken the original open lawns; the leafy green surrounds and background help isolate the hospital from the busy main road. The main drive from High Street follows the original alignment, meeting into the loop around the oval garden bed in front of the main entrance (it features a central pedestrian path, seating and a sundial). The Phoenix palms along the main drive (and elsewhere on the

---

<sup>14</sup> 'Antecedents – Bullyment.Fortune Architects',

site) were planted by 1951. The clusters of substantial trees to the north of the building long predate the hospital. The landscape has a well-established and leafy character, which is a pleasant foil to the massed hospital buildings, and which provides a visual and acoustic separation from the busy main thoroughfare of High Street.

### **3.2 Building or Structures**

The Clock Tower building represents an example of 1940s hospital architecture that incorporates the best-practice ideas for medical care of the day, wrapped in a simple but elegant Moderne-styled envelope that was strongly characteristic of its time. Three storeys tall and designed on a splayed 'H' shaped plan (albeit built with one wing missing) oriented toward the north, it was arranged with long narrow wings that would ensure good daylight to the wards throughout the day, ample cross-flow ventilation, and provide good access to the outside for patients via the balconies on the main ward levels. The central section contained administration and support facilities, while the two wings at the rear contained clinical spaces.

The original form of the building has survived largely unaltered to the present, excepting some modest changes to the south-west wing – the removal of the foot of the original 'L' and modifications to the form of the roof. However, the construction of the modern Heretaunga Block, which looms at the west, and the Community Health and Nikau block to the east, each joined to the Clock Tower building with modern linking structures, and further additions at the south means the building can no longer be appreciated fully in the round.

From the north, the building is seen as it was intended, across a welcoming open courtyard held between the two splayed wings, with the eponymous clock tower at the front and centre. Its form and design somewhat belies its actual size. The composition is entirely symmetric about the centre of the central wing, and the slopes of the roofs are prominent features, lending something of a domestic quality to the building. The elevations, although plainly designed, carry a great deal of architectural interest in their symmetrical arrangement, regular rhythmic pattern of openings, and the modelling of the open balconies, counterpointed by the eponymous clock tower at the centre of the composition

The main entrance is sheltered under an Art Deco-ish porte cochère with a flat roof held on pairs of slender portals at either side; above this a vertical band of windows rises up two storeys to an abstracted flat cornice (these windows are modern aluminium, replacing the elegant original steel joinery). The clock tower has a simple stepped form capped with a stylised cornice, all set against the slope of the main roof. The lower two storeys of this wing project forward, forming an open balcony at the third floor, and the walls are pierced with a neat grid of double-hung windows, both singly and in pairs.

Each ward wing has open balconies along each side, with a solid balustrade and handrail and a rounded return where the balconies meet into the north side stairwells. The majority of the original double-hung and triple-hung timber windows still survive. The third-floor balconies meet into the central wing.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The provision of public health facilities has been a feature of Wellington life since the 1840s. Until the 1940s, hospital services were mainly based at Newtown. The construction of a hospital at Lower Hutt dramatically expanded the range and accessibility of health services in Wellington. Along with the Nurses' Home, this was the first building constructed at the Lower Hutt hospital site.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The building is inextricably linked with World War II; its construction coincided with unfolding of World War II, which was also responsible for the delays in its completion. When it opened, some of the building's first patients were injured servicemen.
<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: <i>High</i>
	The building is closely associated with the Wellington Hospital Board, which made the decision to commit to providing a hospital in Lower Hutt in 1940, a transformative decision. The architects, Crichton, McKay & Haughton made a strong contribution to the development of Wellington and elsewhere. They undertook considerable work on hospitals in Wellington and other regions and left an enduring imprint on health care in New Zealand.
<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: <i>High</i>
	This building has been 'front door' of the hospital and provided a continuity of use since it opened.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.
<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: <i>High</i>
	The hospital design reflects the best-practice medical thinking of the day, wrapped in a simply-decorated Moderne envelope. Its splayed form and narrow floor plans ensured daylight, ventilation and outside access for patients.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The building was constructed with materials and techniques in common use at the time and which are well represented in the wider region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The original hospital building still remains substantially intact, despite small-scale changes that affect its appearance and the large-scale addition of further wings.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The place is not old in the context of Lower Hutt.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The hospital building and its landscaped grounds is an important local landmark on High Street.

<b>Social Values</b>	
<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: <i>Low</i>
	There does not seem to be a special association by particular groups with the building.



<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: <i>High</i>
	The Clock Tower Building is the founding hospital building and it remains the centrepiece of the complex. Its removal would be a major loss to the hospital.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The building is unique in that it is the first purpose-built permanent hospital building constructed at Lower Hutt.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a mid-20th century hospital building.

## 5. Place information

<i>Reference</i>	<i>H147</i>
<i>Address</i>	<i>638 High Street, Boulcott</i>
<i>Legal description</i>	<i>Lots 2, 3, and 4 DP 11717, and Lot 4 DP 90134</i>
<i>Extent of place</i>	<i>See map</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

*H148 282 Grounsell Crescent, Belmont  
(c.1877)  
Private residence*



*View from the north, Ray White Real Estate c. 2020*



*Aerial imagery, HCC GIS Viewer, April 2024*

# 1. Summary of significance

This house is one of the oldest still standing in Belmont and a link with the 19th century history of the area and the transport routes that passed through it. It stands as a reminder of a period when the area was dominated by the Wairarapa railway and the house was situated between that and the Western Hutt Road.

The house is architecturally interesting as an early iteration of a double-bay villa with a long front verandah; further interest derives from its elegant proportions and articulation, and for its carefully considered ornamentation. It occupies an elevated site on the upper edge of the river terrace, now isolated between two main roads; it once would once have enjoyed uninterrupted views out across the awa and the valley beyond. Mostly screened from views by established plantings, it has a modest presence in the local streetscape, where it is a local landmark, and in longer views beyond the motorway. It is a member of the small group of surviving early buildings on this side of the awa.

## 2. History

### 2.1 History of the place

This house has been attributed to Thomas William Caverhill (1849-1912), a farmer at Belmont. The same source gives a date of 1877 and a name for the house – Riverside.<sup>1</sup>

Only limited information has been found tying Caverhill to this property. He certainly lived in the area and, after he sold the property, he retained land directly abutting it.<sup>2</sup> The style of the house is very much of the general period. Its first recorded owner, William McFadzean, brought it under the Land Transfer Act in 1907.<sup>3</sup>

Thomas Caverhill was married to Amy Caverhill (the details of their marriage could not be located) and they had several children, one of whom drowned at an early age. He applied to construct a slaughterhouse on his property in 1888.<sup>4</sup> He and his wife were closely associated with Lower Hutt's Knox Presbyterian Church and hosted a variety of groups on their property for Christmas outings, including the Temperance League. Thomas Caverhill was a member of the Western Hutt Highway District and Lower Hutt School Committee. The Caverhills left the property in the early 1890s to live in Petone.<sup>5</sup>

The land associated with the house encompassed 8.5 hectares and was peculiarly arranged. The house sat between the Western Hutt Road (to the west) and the Wairarapa Railway Line to the east. The property extended east, beyond the railway and down to the river flat, incorporating a portion of the river flat and the then much more meandering Hutt River. This meant that use of the land required negotiating both the river and the railway. The house post-dates both the railway and the road, but there does not seem to be any support for the notion that it was used as a coach house, even though a sign on the south side of the house claims that.

---

<sup>1</sup> 282 Grounsell Crescent, Ref.4189; BRN 415169, Hutt City Libraries

<sup>2</sup> A2173, LINZ

<sup>3</sup> A2173, LINZ

<sup>4</sup> Evening Post 13 February 1888 Page 3

<sup>5</sup> Information on the Caverhills gleaned from newspapers via [paperspast.natlib.govt.nz](http://paperspast.natlib.govt.nz)



*282 Grounsell Crescent, before the railway line was relocated and the Western Hutt motorway was formed in its place. (Ref, 4192, Hutt City Libraries)*

Part of the land on the other side of the river was purchased for the Hutt Golf Club (later Boulcott's Farm Heritage Golf Club). Later, in 1954, the main railway line was moved to Lower Hutt.

The railway corridor was eventually taken over by a realigned Western Hutt Road in the mid-1960s. The redundant portion of Western Hutt Road then became Grounsell Crescent.

Oddly, the survey plan prepared for William McFadzean in 1907 does not show the footprint of the house as it presently stands. Instead, it indicates a projecting wing on the south end.<sup>6</sup> McFadzean quickly sold the property to Edward Wise, a grocer, and in the same year (1908) he on-sold to David Johnston, former Collector of Customs at Wellington, who moved to Belmont to retire.<sup>7</sup> Newspapers gave his residence as 'Belmont', but it's not clear if that refers to this particular house. He died in 1912 and the property passed to his widow Janet. She sold the house and property to her son David Hansford Johnston in 1929.

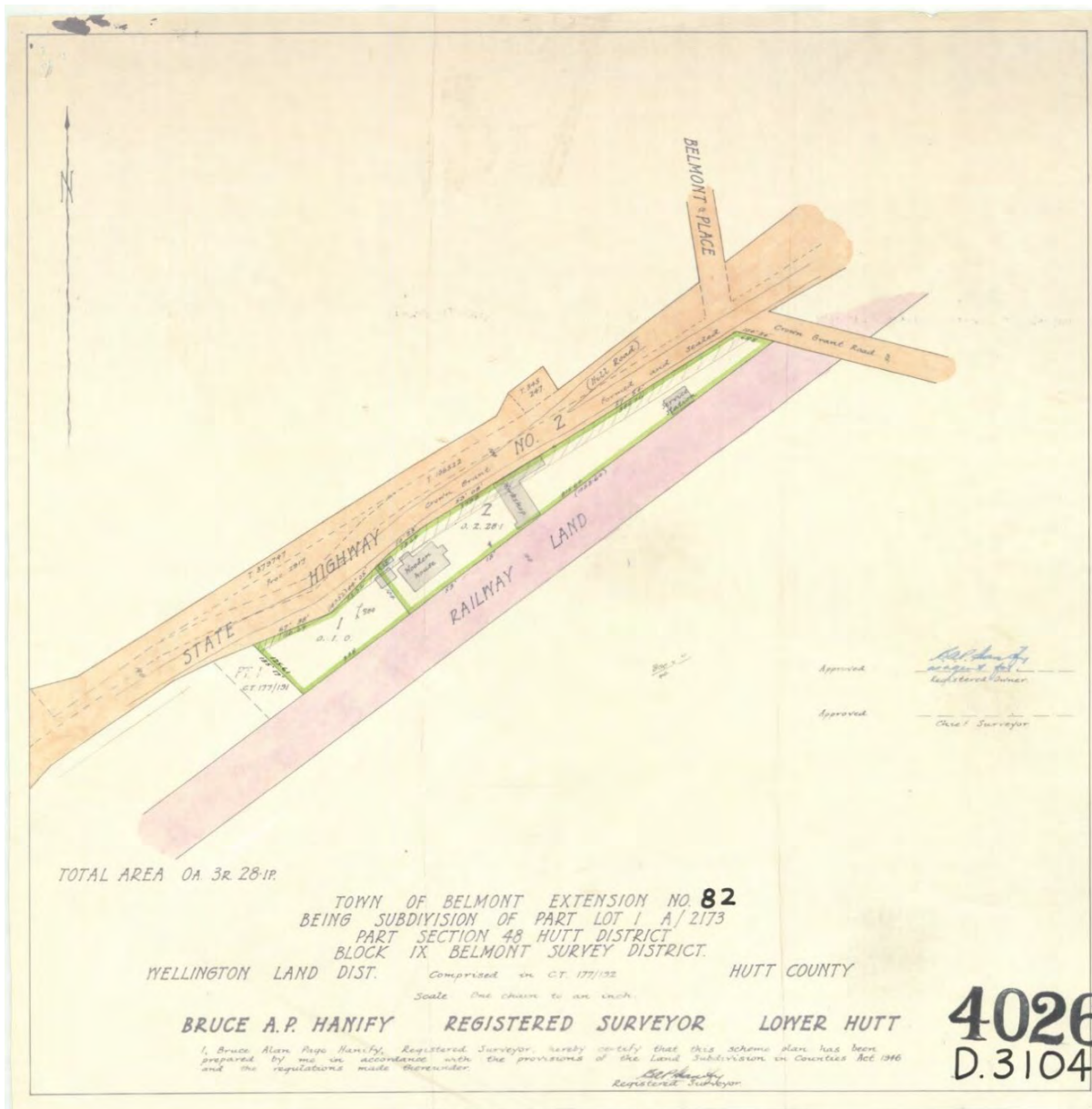
Following David H. Johnston's death in 1937, his estate retained the property. In 1951, it was sold to Andrew McGaffin, a contractor. During this time, in 1958, part of the land was taken by the Hutt River Board to realign the Hutt River.<sup>8</sup> The house became closely identified with McGaffin, who ran a service station located a short distance to the north on the Hutt Road. During his tenure, more land was taken to widen the Hutt Road.

---

<sup>6</sup> A2173, LINZ

<sup>7</sup> CT WN157/21, LINZ; *Colonist*, 6 March 1912, p.1

<sup>8</sup> CT WN177/192, LINZ



The plan showing, in green, the extent of the McGaffin property in 1962. Note the footprint of the house. (See Arch 57838, HCC Archives)

By 1962, McGaffin's property had been reduced to part of the strip between the railway formation and the Western Hutt Road. That year he sought permission to subdivide his property and put a house on the south end, on a separate title, for his son. His surveyor described the McGaffin property as comprising 'an area just short of an acre, upon which is sited his dwelling and out-buildings, a mechanical workshop and a garage-service station.'<sup>9</sup> Although he was given permission to proceed, aerial images suggest that McGaffin did not go ahead.

Andrew McGaffin died in 1995 and the house was sold in 1995 to Brenda Van Maastricht.<sup>10</sup> She undertook a subdivision and sold some sections. No. 282 and adjoining properties were

<sup>9</sup> Memo from Bruce Hanify to Chief Surveyor, 7 March 1962, ARCH57838, A. R. McGaffin - Western Hutt Road - Lot 1, Scheme Plan 3104 - Arch 57838, 1962-1964, HCC Archives

<sup>10</sup> CT WN177/192, LINZ

then bought by Andrew Hollings. Two years later he sold to Glen Hart and Wanda Guthrie.<sup>11</sup> They undertook another subdivision and retained Lot 3 DP 306084 (no. 282), selling part of Lot 2 DP 306084 to John and Audrey Ellings. In 2017, the property was sold to Ian and Bobby Clark. They in turn sold it to Benedict Reid, in 2020.<sup>12</sup>

The exterior of the house appears to be relatively intact. The interior has been much altered and modernised, with walls removed.

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

The modern residential suburb of Belmont spreads over the western Hutt hills above State Highway 2, bounded to the north and west by the Belmont Regional Park. Set in steep hilly bush-clad terrain, which has naturally constrained development to those slopes suitable for house construction, much of the built area has an expansive easterly outlook across the Valley. The balance of the land is covered by dense vegetation, conferring a pleasantly leafy character to the suburb.

At the very foot of the hill stands an isolated residential strip caught between the State Highway and the bifurcated slip road that provides access to the hills. This land contains a motel at the southern end, followed by a long row of single-storey residential buildings. No. 282 is located toward the northern end of this row.

The house, which is observably the oldest standing structure in the block, is elevated above the State Highway and is oriented to the long view across the awa and valley to the east and south. The perimeter of the site is densely planted including trees and thick hedging, which largely screens it from views along both roads. The house is situated close to the western boundary, with a modern garage at the north corner and a shed at the north boundary; most of the land is lawn.

## **3.2 Building or Structures**

The house is an early iteration of a double-bay villa, with tall gabled bays – each with a modest but interestingly-detailed semi-octagonal bay window – flanking a long central verandah, sheltered under a steeply-pitched roof. There are two doors off the verandah, one in each bay, as opposed to the usual central entrance and hallway of the common villa. The form of the plan is an elongated U-shape. The main roof has a north-south ridge and a shallower pitch than the gables; the verandah has a plain mono-slope roof with some clear panels let in. The house is well-articulated and modelled and its design skillfully contrasts vertically proportioned and horizontally proportioned elements, enlivened with simple but rich ornamentation, to add architectural interest. There are two small and low projecting porches, one at the north end (original – under a small multi-light clerestory window) and one on the west side (modern).

---

<sup>11</sup> CT WN51B/770, LINZ

<sup>12</sup> CT 23943, LINZ

The construction of the house is typical of its era. It is timber-framed, roofed in corrugated steel, and clad with wide rusticated weatherboards. The joinery is traditional and appears to be largely the original, including two light double-hung windows, fixed windows with stained glass, and panelled and glazed exterior doors. The main elevation is interestingly detailed ornamented. Both gable ends are enlivened with simple arched bracketry with pendants, meeting into a central finial. The verandah features timber fretwork, two chamfered and moulded posts and a balustrade of turned timbers; each bay window has a flat roof on a bracketed eave (as does the northern porch); and the eave of the main roof features a course of paired brackets.

## 4. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The house is associated with the early settlement of Belmont, a satellite settlement of Lower Hutt.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>Low</i>
	No notable people are known to have been associated with the place, with the possible exception of David Johnston, the former Collector of Customs.
<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: <i>Low</i>
	The house has had a history of use no more or less typical of other houses of its age, except for the period when it was much more isolated than it is now.

<b>Physical Values</b>	
<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: <i>High</i>
	The building was constructed in the 19th century and could potentially reveal information about European settlement from that period through archaeological investigation.

<p><i>ii) Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>The house is architecturally interesting for its early iteration of a double-bay villa with a long front verandah; further interest derives from its elegant proportions and articulation, and for its carefully considered ornamentation.</p>
<p><i>iii) 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.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The house is built with materials and techniques in common use at the time, but as it is one of the few early houses in the Hutt these are not well represented in the wider area.</p>
<p><i>iv) 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.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>Externally, the house appears to be little altered over time and has a very high level of integrity.</p>
<p><i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i></p>	<p>Level of Significance: <i>High</i></p>
	<p>This house could potentially date from the 1870s and can therefore be regarded as particularly old, in Lower Hutt and in regional Wellington.</p>
<p><i>vi) 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.</i></p>	<p>Level of Significance: <i>Moderate</i></p>
	<p>The building is clearly old and something of a landmark and it represents a link with the past use of the area and nearby transport routes. Undermining that somewhat is that the general context of the house has changed a great deal.</p> <p>The house is a local landmark along Grounell Crescent – and from the Melling Reserve across the motorway to the east (it is glimpsed only fleetingly from the motorway). There are no other old buildings nearby, but it is an important member of a small group of early buildings still standing on the river terrace on the true right bank of Te Awakairangi.</p>



<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>High</i>
	The house is a distinctive presence alongside the Western Hutt motorway and its removal would be a significant loss to the built environment in Belmont.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	There are few if any houses of this antiquity in the general vicinity.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a Victorian villa.

## 5. Place information

<i>Reference</i>	<i>H148</i>
<i>Address</i>	<i>282 Grounsell Crescent, Belmont</i>
<i>Legal description</i>	<i>Lot 3 Deposited Plan 306084</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# *H149 6 Norfolk Street, Belmont (1897)*

*All Saints Church*



*All Saints Church, June 2024*



*Aerial imagery, HCC GIS Viewer, April 2024*

# 1. Summary of significance

All Saints Church has heritage significance for its long association with Belmont, for its inter-denominational use and service to the community, and for its relative integrity. It remains, for the most part, a very simple, Gothic revival church. The church is also a survivor, having avoided being demolished for the Western Hutt motorway. It is an important link to Belmont's early days as one of the oldest buildings still standing in the vicinity of the Belmont Domain and a rare link to the formative years of the area's establishment.

The building is a small and modest but interesting example of late Victorian country church design, simply made with plain materials. Its design is enlivened by its tall proportions and elegant nave windows. The modern meeting room addition diminishes the authenticity of the original building. It is nevertheless a local landmark, standing out in the residential streetscape.

## 2. History

### 2.1 History of the place

Belmont is a suburb of Lower Hutt on the west side of the Hutt River that includes a significant portion of the western hills and a small area on the flat. Belmont in the 19<sup>th</sup> century was somewhat removed from the rest of the settlement, especially with the difficulties posed at times by crossing the river.

There was a sufficiently sized Methodist congregation in the area by the 1890s that a church was proposed and then approved by a session of the Wesleyan Conference in 1896.<sup>1</sup> The church was built on land donated by resident James Kilmister in 1896 (or possibly 1897). It was positioned close to the Western Hutt Road and main trunk rail line; so close to the railway that sometimes it was impossible for the congregation to hear while the train went by. The building was constructed at a cost of £103.17.8; the work being undertaken by four volunteers helped keep the cost down. It is such a simple building that it is likely that no architect was involved.

When completed, the church was a simple gabled box with pointed windows; this is the core of the church today. An early image at the church shows it with a picket fence around it. A lean-to vestry at the rear was not added till later (date unknown). The church was consecrated by the Reverend M. Gray. A Sunday school opened with a roll of 30.

The building had other community uses; it was used as a polling place on some occasions.<sup>2</sup> In 1908 it was the focus of religious services for the annual camp of Baptist Bible Class Union, which was held at Belmont that year.<sup>3</sup> By 1920, the church was being used by multiple denominations, with services conducted by Methodist, Presbyterian and, later, Anglican Lay Readers, in the main, although some ministers also preached. This inter-denominational use was a hallmark of the church until relatively recently.

In 1932, the *Hutt News* reported on a wedding in the church, which it described as 'the first celebrated in that church'.<sup>4</sup> It was between Alison Payne, a Belmont local, and Alex Bryant, of

---

<sup>1</sup> *Evening Post*, 5 March 1896, p.4

<sup>2</sup> *Free Lance*, 21 March 1903, p.16

<sup>3</sup> *New Zealand Times*, 18 April 1908, p.10

<sup>4</sup> *Hutt News*, 2 March 1932, p.4

Petone. There was a report of a wedding at the church in 1908,<sup>5</sup> so it seems unlikely this was the first wedding in a church that had already stood for 35 years.

In 1942, St James Anglican parish bought the building for £74 and built an extension to the front the following year. At this point, the church sat in splendid isolation on the east side of Norfolk Street, as it had since it was built. In the wake of World War II, houses began to be built in the vicinity of the church. A flat-roofed extension was added to the front of the church in the early 1960s.<sup>6</sup>

When the Western Hutt motorway was constructed in the mid-1960s, the Ministry of Works required the land at the rear of the church. They purchased the property under the Public Works Act with the agreement that if the church was still viable, the congregation could continue using it, which they did. During this time, the Ministry of Works supplied three workers' huts for Sunday school. Aerial images from this period suggest that this is what led to the removal of the vestry (it was gone by 1969).<sup>7</sup> By this time, a substantial tree filled the front of the churchyard.

In 1973, the All Saints Church Committee applied to build a hall at the end of Norfolk Street. There was at least one objection from the local community.<sup>8</sup> It's not clear from the relevant file if the hall was actually built. In 1993, St James re-purchased All Saints.<sup>9</sup>

In 2008, the church was re-piled and a disabled toilet installed.<sup>10</sup> In 2009, in a major relandscaping of the grounds, a lychgate and picket fence were erected and lawns and garden beds developed.<sup>11</sup> The church celebrated the 125th anniversary of its consecration in 2022 and the 80th anniversary of the church being part of the Anglican Parish of Lower Hutt. As part of the celebrations, a gabled roof was built on top of the front extension – presumably to make it blend in better – architecturally – with the body of the church.

## 2.2 Construction Professionals

Not known.

## 2.3 Sources

See footnotes.

### ***World Wide Web***

Source: 'History of All Saints' Church', <https://www.stjames.net.nz/about/all-saints> [retrieved 10 June 2024]

---

<sup>5</sup> *Dominion*, 16 September 1908, p.5

<sup>6</sup> SN1491, 12/11/1962, [retrolens.co.nz](http://retrolens.co.nz)

<sup>7</sup> SN3185, 28/9/1969, [retrolens.co.nz](http://retrolens.co.nz)

<sup>8</sup> Change of Use - Consent to Erect Hall for Religious and Community Purposes - All Saints Church Committee - Norfolk Street, Belmont - Arch 58609, HCC Archives

<sup>9</sup> CT WN42B/671, LINZ

<sup>10</sup> Repiling and Disabled Toilets, BC080591, HCC

<sup>11</sup> Gleaned from Google street view, 2009.

### **3. Physical Description**

#### **3.1 Setting – Site Description**

The Boulcott area is located at the western side of the Hutt Valley, at the foot of the western Hutt hills. The area occupies the narrow strip of river terraces pinched between the true right bank of Te Awakairangi / Hutt River and State Highway 2 and is seen against the verdant bush backdrop of the hills beyond. This was a predominantly rural setting until the urban development of the valley started in earnest in the 1930s but has since developed into a low-rise residential suburb centred around the open space of the Belmont Domain. Somewhat elevated above the awa, the area has a pleasantly open and leafy character, with many mature trees in the local streetscapes.

The church occupies a modest plot of land, with the motorway elevated at its back boundary. The old building is set to the rear of the site, with the modern meeting room in front. The modern lychgate, which is roofed in shingles and features elaborate Victorian-style carpentry, stands at the centre of the street boundary, flanked by a picket fence above a bed of *agapanthas*.

#### **3.2 Building or Structures**

The original church remains relatively intact, although its former main elevation, to the south-east, is almost entirely occluded by the modern meeting room. In form, it is a typical small late Victorian country church, a small and modestly-designed tall double-height box under a steeply-pitched gabled roof. The side walls each feature two evenly spaced large lancet windows in 8 lights of clear glass; there is a side door on the northern corner under a small gabled porch roof (a later change). The north-west end wall has a very modest stained-glass window set high above the altar. The building is clad in broad rusticated weatherboards and, aside from the moulded facings to the nave windows, is simply finished.

Inside, the original exposed roof structure is a dominant feature of the single space, consisting of three simple trusses, with purlins and diagonal sarking above; the interior walls are lined with horizontal t&g boards.

Some significant changes have been made over time. A later lean-to vestry addition was removed when the motorway was constructed in the 1960s, which explains the very plain appearance of the present north-west elevation. However, the most obvious change is the meeting room, added in 1943 and altered in 2020. Retrofitted with a gabled roof, this addition is now the dominant feature in the main view of the church from the street. Roughly the same footprint as the church, its roof joins on to that of the at the south corner; an open verandah runs alongside the meeting room to the main door of the church. It has a pair of old lancet windows on the street front.

Other features of the site include a modern lychgate, built in a Victorian style, a memorial garden and a storage shed at the back. The motorway retaining wall and fence is dominant at the rear of the site. A sign on high on the back wall of the church, giving its name and date of construction, is positioned to be seen by passing motorists.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The construction of places to worship was a preoccupation of settlers from early in New Zealand history. The first and likely only church built in Belmont, All Saints continues to be in regular use to this day.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	With the exception of religious events held at the church for various denominations, the building is not known to have been associated with any important 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: <i>Low</i>
	No particularly notable people are known to have been associated with the 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: <i>High</i>
	People have worshipped at All Saints Church since 1897. The on-going use of the church for its original purpose tells us much about role of religion in everyday life.

<b>Physical Values</b>	
<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: <i>Moderate</i>
	The building was constructed in the late 19th century and could potentially reveal information about European settlement from that period through archaeological investigation.
<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: <i>Moderate</i>
	All Saints Church is a small and modest structure, quite typical of its type and time. It has architectural interest in its tall narrow proportions and interesting but not ostentatious detailing.

<i>iii) 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.</i>	Level of Significance: <i>Moderate</i>
	The church is built with materials and techniques in common use at the time for these sorts of structures. However, there are few comparable buildings left in the Hutt Valley, or the wider region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The church itself has a reasonable level of integrity to its original design, although its original main elevation is largely occluded by the modern meeting room addition.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The church is not notably old in the context of Lower Hutt.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The church is a prominent local landmark in the area.

<b>Social Values</b>	
<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: <i>High</i>
	The church is closely associated with its congregation, who are drawn from the Belmont area and the Hutt region more widely. There is clearly a strong community connection with the church.
<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: <i>High</i>
	The church is a place of great importance to its congregation and a direct link to Belmont's formative years. Its removal would be a significant loss to the community.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	This is probably the only purpose-built church ever built in Belmont, so it is more than likely unique.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a simple, late Victorian timber church.

## 5. Place information

<i>Reference</i>	<i>H149</i>
<i>Address</i>	<i>6 Norfolk Street, Belmont</i>
<i>Legal description</i>	<i>Section 1 Survey Office Plan 36622</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*



# H150 Corner Military Road and High Street (1925)

Boulcott Farm Memorial



Boulcott Farm Memorial, corner Military Road and High Street, June 2024



Aerial imagery, Land Information New Zealand, June 2024

# 1. Summary of significance

The Boulcott Farm Memorial has historic significance as a conspicuous example of how Pakeha New Zealanders used to commemorate notable events from the country's early period of settlement. Clashes between Māori and Pakeha over land have been commemorated in various ways since the 19th century and the Memorial is not alone in displaying only one side of the story. It marks what was certainly an alarming event for the region's new settlers, but it had other implications in that it led to the entrenchment of land usurpation by the government and settlers. Today, the memorial can be considered a historic curiosity in itself.

The design of the memorial follows a common rock-with-plaques typology but has some visual interest in the contrast of the unworked commemorative stone with the formal structure it is set against. The memorial is small in scale in the context of the built environment and although it is positioned on a prominent street corner, it has only a modest presence in the local streetscape.

## 2. History

### 2.1 History of the place

The Boulcott Farm Memorial, erected in 1925, commemorates the death of eight British soldiers of the 58th and 99th regiments during, or as a result of, a Ngāti Hāua-te-rangi raid on the military post at Boulcott's Farm on 16 May 1846. It also records the names of two other soldiers who were accidentally killed at about the same time in the Hutt Valley.

The memorial post-dates the events it commemorates by nearly 80 years. The memorial was, in many ways, the work of Lower Hutt mayor William Strand who, in 1923, agitated for a commemorative stone to the fallen, which had been found in the Bolton Street Cemetery chapel, to be re-erected in Lower Hutt because 'this stone is of sentimental value to the Valley'.<sup>1</sup> It had been erected by Lieutenant George Page and surviving men of the 58th Regiment and was dedicated to the memory of the soldiers who fell at Boulcott's Farm. The Lower Hutt Borough Council was given permission by the Wellington City Council to remove the stone and re-erect it in Lower Hutt as a memorial. Subscribers in Lower Hutt donated £60 for the purchase of land on the corner of what are today High Street and Military Road.

The event that ultimately prompted the 1923 proposal was caused by strong disagreements over the validity of land purchases by the New Zealand Company. There was a series of skirmishes between Māori and government troops in the Wellington region in 1846, sparked by the failure of Crown officials to recognise Ngāti Tama's and Ngāti Rangatahi's rights to Hutt Valley land. Ngāti Toa were at the heart of this resistance, led by their prominent chief Te Rangihaeata, who backed local Māori opposing European settlement in Hutt Valley. However, it was not they who attacked the British outpost at Boulcott Farm, but Ngāti Haua-te-rangi of Whanganui, led by Te Mamaku. He went to Hutt Valley with 200 fighters to support the local iwi. They crossed the Heretaunga (Hutt) River at dawn on 16 May 1846 and took the garrison completely by surprise. Six soldiers were killed. Two more died later of their injuries. Little is known about Māori casualties.

Following the ambush of an armed patrol in Taitā a month later, when one soldier was killed, Governor George Grey arrested Ngāti Toa paramount chief Te Rauparaha. His nephew Te

---

<sup>1</sup> Morris, Ewan, 'The Boulder and the Bugler: The Battle of Boulcott's Farm in Public Memory', *Journal of New Zealand Studies* NS20 (2015), 51-71, p.58

Rangihaeata left his pa at Battle Hill in August that year and Ngāti Toa resistance in the Wellington region ended.

The commemorative stone from Bolton Street had already been moved to the Hutt when a letter to the editor on 31 December 1923 by W.A. Edwards, secretary of the Early Settlers' and Historical Association, stopped the proposal in its tracks. (It should be noted that Edwards did not sign the letter as the secretary of the association).<sup>2</sup> The officer in charge of the War Graves Division of the Department of Internal Affairs, J.V. Scott, also weighed in negatively. The scheme to erect a new memorial then became a partnership between the War Graves Division, the Early Settlers' and Historical Association and the Lower Hutt Borough Council. A sub-committee, comprising Scott, Edwards and Strand, was set up in April 1924 to oversee the project.

The monument was erected in 1925. The stone for the memorial was quarried on William Cottle's farm in Belmont. Herbert Glover of Glover Memorials won the tender to undertake the inscribing and erection of the stone. Historian Ewan Morris notes, 'the memorial's inscription seems to have been drafted within the Department of Internal Affairs and was approved by the Minister. There is no evidence that consideration was given to recognising Māori on the memorial as anything other than enemies.'<sup>3</sup>

When the unveiling took place is not known, if it happened at all. It was planned for mid-1926, but had to be postponed because W.A. Edwards was ill. Later that year, the *Evening Post* reported that it 'may now be held quite soon'.<sup>4</sup>

The stone taken from Bolton Street Cemetery chapel was never returned but in 1933 was installed in the grounds of St James' Anglican Church. A dedication ceremony was held and attended by wide cross-section of the community. Unfortunately, the stone was later knocked over and destroyed by a truck.<sup>5</sup>

The new memorial eventually cost just over £100 to install. Some £65 was provided by Internal Affairs, while the Hutt Borough Council and the Early Settlers' and Historical Association contributed £25 and £10 respectively. One plaque reads:

To the glory of God and in memory of men of the Imperial and Colonial Forces who fell in the Hutt Valley during the Maori War – 1846.

A second reads:

This stone marks the site of the Boulcott's Farm stockade, the most advanced post of the regular troops in 1846. Here 200 Natives on the 16th May under Rangihaeata's orders and led by Te Karamu of the Ngati-Haua-Te-Rangi Upper Wanganui were repulsed by a garrison of 50 men of the 58th Regiment. The bodies of six Imperial men who fell, rest nearby.

A separate plaque on the semi-circular wall behind the stone names the six soldiers killed in action, as well as two more who died later of wounds and two constabulary and militia members killed accidentally. Some of the names may be wrongly inscribed and the monument makes no mention of any Māori dead. Importantly, the memorial does not stand

---

<sup>2</sup> *Evening Post*, 31 December 1923, p.8

<sup>3</sup> Ibid.

<sup>4</sup> *Evening Post*, 9 October 1926, p.9

<sup>5</sup> Morris p.59

on the site of the Boulcott's Farm stockade as stated. For some reason, it commemorates two Pākehā soldiers who were killed elsewhere in the Hutt Valley.

The location and tone of the memorial has garnered increasing attention in recent decades. In 2015, historian Ewan Morris examined the mythology around the bugler, Private William Allen, who was killed while attempting to rally his fellow soldiers with his trumpet. The use of the term 'Māori' war did not raise any objections at the time, but now no-one uses that term to describe the protracted conflict between Māori and Pakeha that followed the signing of Te Tiriti o Waitangi. In 2021, Lower Hutt deputy major Tui Lewis began a project 'to address the accuracy of the memorial and acknowledge Māori'.<sup>6</sup>

## 2.2 Construction Professionals

Herbert Glover, Glover Memorials.

## 2.3 Sources

See footnotes.

### *World Wide Web*

Boulcott's Farm NZ Wars memorial, URL: <https://nzhistory.govt.nz/memorial/boulcotts-farm-nz-wars-memorial> , Manatū Taonga — Ministry for Culture and Heritage, updated 29-May-2024 [retrieved 3 June 2024]

# 3. Physical Description

## 3.1 Setting – Site Description

The modern suburb of Boulcott lies to the north of the urban centre, in the middle of the wide flat floodplain of Te Awakairangi / the Hutt River, sandwiched between the main arterial road of High Street and the golf course. Once market gardens, today it is a densely developed low-rise residential area, with closely spaced one- and two-storey houses ranged around an assortment of short streets and crescents. The area consequently has a leafy and well-established character.

The memorial sits on a prominent corner site on High Street, close to Hutt Hospital. Placed diagonally on the corner, it faces east and south. The footpath encircles the memorial so that it is free-standing and can be seen in the round, and it contrasts against the background of the adjacent house and its boundary fence and plantings. However, the memorial is quite modest in scale compared with its built surroundings and it does not particularly stand out in the streetscape.

## 3.2 Building or Structures

The memorial is a simple and small commemorative structure, consisting of a slightly raised triangular base platform with a rounded outer corner, a low background wall bookended between triangular piers and a shallow stepped plinth for the stone, all in smooth plastered concrete, and the monumental stone itself and three inscribed plaques in dark granite with white-painted lettering – one to either side of the plinth on the background wall and one on the stone. The stone itself is a large irregular unworked boulder of hard greywacke, standing roughly 2.3m high. It has a few pick marks resulting from the process of its extraction, carriage and erection.

---

<sup>6</sup> *Dominion Post*, 15 May 2021

Visual interest is created in the juxtaposition of forms – the vertical set of the stone against the horizontal background wall – and in the contrast of materials, smooth plaster, polished granite and unworked greywacke.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	New Zealanders have always been keen commemorators and this memorial, built some 80 years after the event took place, is part of that tradition.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The memorial commemorates an important, if brutal event in the country's young existence, a harbinger of how the contest over land after the signing of Te Tiriti o Waitangi was going to unfold. The memorial itself is a snapshot of the attitudes on past conflict and race relations held at the time it was erected.
<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: <i>High</i>
	The memorial is linked to its original proposer, Lower Hutt Mayor William Strand, while the issues over its composition involved Wellington's Early Settlers' and Historical Association, the Lower Hutt Borough Council and the War Graves Division of Internal Affairs Department. All these organisations have contributed to regional, and in the case of the latter, national history.
<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: <i>High</i>
	The need to commemorate is ingrained in society but the nature of commemoration changes and this memorial is a particularly good example of how both attitudes and presentation change.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low, as it is understood to not be in, or near to, the site of Māori or early European occupation, specifically the Boulcott Farm stockade.
<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: <i>Moderate</i>
	The design of the memorial generates visual interest from its contrasts of simple forms and materials.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The memorial is constructed with standard materials and techniques of monumental masonry that remain in use to the present day.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The memorial stands as it was first constructed and has a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The memorial is not old in the context of the Hutt City area.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	Although it is a modest local landmark, the comparatively small scale of the memorial in relation to its built context means it does not have a particularly strong presence in the streetscape.

<b>Social Values</b>	
<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: <i>Low</i>
	With the passage of time, there is unlikely to be any special societal association with this memorial, except perhaps those who would like it to tell a fuller story about a notable historical event.

<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: <i>Low</i>
	No high public esteem or sense of community is thought to exist for this place.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	This memorial is unique in that there is no other memorial to this event in existence. It is possible that there is no other memorial like it in the Wellington region.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	The memorial is a standard example of the common 'rock-with-plaques' typology, which is well represented in the wider region.

## 5. Place information

<i>Reference</i>	<i>H150</i>
<i>Address</i>	<i>Corner Military Road and High Street, Lower Hutt</i>
<i>Legal description</i>	<i>Part Section 38 Hutt District</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

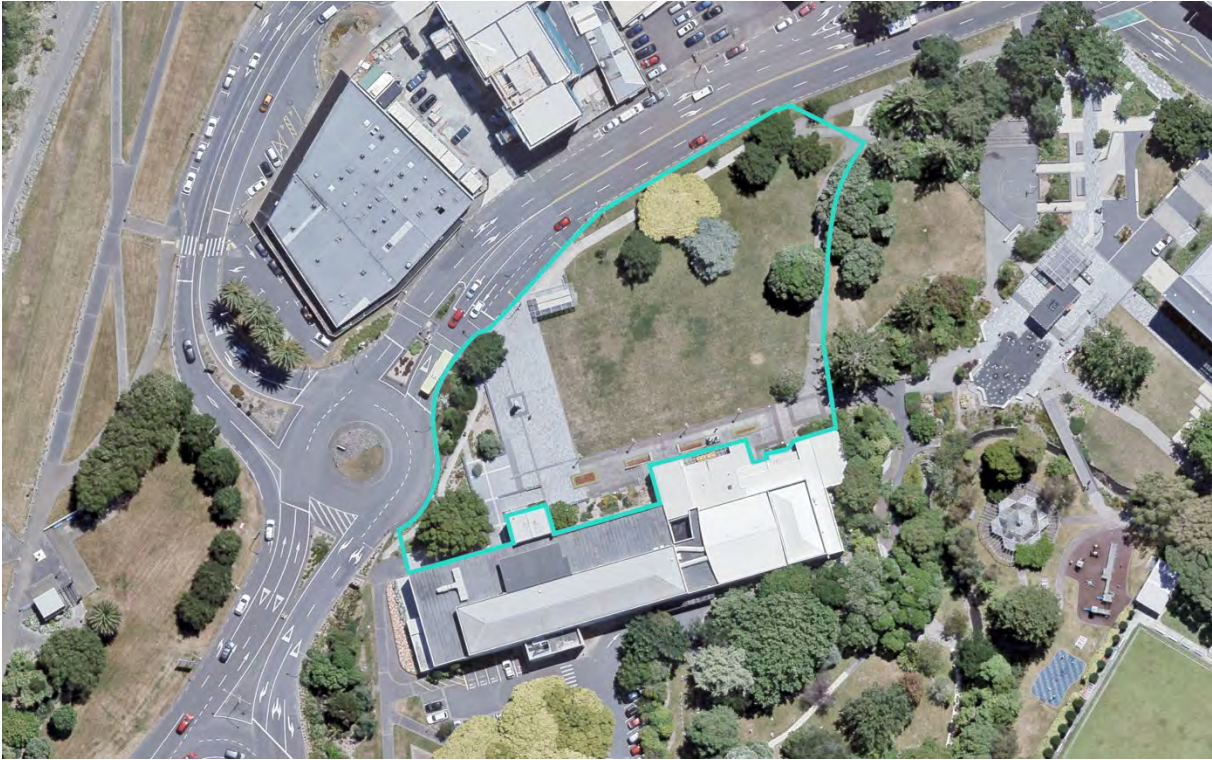
*This assessment is based on information available at the time of writing. Due to the ongoing nature of heritage research, future reassessment of this heritage item may be necessary to reflect any changes in knowledge and understanding of its heritage significance.*

# H151 Lower Hutt War Memorial (1923)

Civic Centre



Lower Hutt War Memorial, Civic Centre, June 2024



Aerial imagery, HCC GIS Viewer, April 24



# 1. Summary of significance

Memorials to the fallen of World War I are important symbolic and commemorative structures that remind New Zealanders of the ultimate sacrifice made by so many of the men who went to fight in that war. Lower Hutt's memorial is of high heritage significance for its role in memorialising the city's servicemen and women.

The city chose to build a modest cenotaph-style memorial that drew some inspiration from the Whitehall cenotaph, designed by Sir Edwin Lutyens. Although it has been moved four times, the memorial's current location, in a broad open setting in front of the War Memorial Library and in the heart of the civic centre, is entirely apt and a suitable recognition of the memorial's importance to the city. The memorial's relevance has been enhanced by its recognition of those who fought in subsequent wars.

Set in the middle of a purpose-designed plaza, the unostentatious pylon of grey granite of the memorial manages to have a strong presence in the local landscape without dominating the space. While its design is carefully subservient to its core purpose of appropriately and respectfully memorialising the dead, it is carefully proportioned and detailed and makes for an architecturally interesting work of monumental masonry.

## 2. History

### 2.1 History of the place

In April 1922, nearly three and a half years after the end of World War I, the Mayor of Lower Hutt, William Strand posted an advertisement in local newspapers asking residents to attend a public meeting to arrange for the erection of a permanent war memorial.<sup>1</sup>

This wasn't the first effort to raise interest in erecting a war memorial. The previous mayor, Percy Rishworth, had called a meeting two years earlier for the same purpose, but the turnout was somewhat disappointing and although the meeting requested that the borough council 'erect a suitable memorial on a site belonging to the council',<sup>2</sup> little progress was made on the project.

Strand kept the momentum going. A Lower Hutt War Memorial Fund was established and contributions sought. A meeting was called in July 1922 to decide where the memorial would be located.<sup>3</sup> A committee was formed to plan the design and construction of the memorial and it chose the Hutt Recreation Ground as the most suitable location.<sup>4</sup> In late September 1922, it advertised for designs for a 'Memorial Cenotaph' ... not to exceed £500 in cost'.<sup>5</sup> By January 1923, the tender for the work had been let and the work was expected to be completed by ANZAC Day that year. The anticipated cost was £470.<sup>6</sup> The successful tenderer, as well as the designer, are not known.

The granite memorial was duly completed in time for ANZAC Day. It was unveiled by the lawyer and politician (and, briefly, future Prime Minister) Sir Francis Bell. A large crowd was in attendance. Like many New Zealand memorials, its design drew something of its inspiration

---

<sup>1</sup> *Evening Post*, 2 May 1922, p.2

<sup>2</sup> *New Zealand Times*, 5 March 1920, p.5

<sup>3</sup> *New Zealand Times*, 12 July 1922, p.7

<sup>4</sup> *New Zealand Times*, 12 July 1922, p.7

<sup>5</sup> *Evening Post* 23 September 1922, p.3

<sup>6</sup> *Evening Post*, 16 January 1923, p.2

from the famous Sir Edwin Lutyens-designed cenotaph in London<sup>7</sup>, but, at six metres tall, it was significantly smaller than its famous counterpart. It was inscribed with the names of 54 men from Lower Hutt who had given their lives. In his speech at the unveiling, Mayor Strand made the following remarks about the memorial.

It may not be showy – neither were the men whose sacrifices it honours – but, like them, it is genuine, solid, good, and stands four-square to every wind that blows.<sup>8</sup>

The memorial was located on the east side of ground, near the opening of an entrance way into the Hutt Recreation Ground from Bellevue Road. As early as 1933, the Lower Hutt City Council had concluded that too many spectators were using it as a viewing stand and that it needed to move the structure ‘to a position nearer the entrance to the avenue from Bellevue Road.’<sup>9</sup> However, that would have made the memorial difficult to see from the grandstand during commemorative events, so the council left it where it was. In 1946, the Returned Servicemen’s Association made the first recorded suggestion for the memorial to be moved to Andrews’ Avenue, on account of the unsuitability of its site in the ground.<sup>10</sup> Nothing was done at that time but, in 1962, the city decided to move the memorial to a new position at the intersection of Andrews Avenue and Daly Street near the riverbank, several hundred metres away to the north.<sup>11</sup>

The memorial was moved again in 1999. It was determined to be in the way of a riverbank road extension that would drive Daly Street through to link to the southern end of High Street. So the Hutt City Council decided to move it 100m south to the heart of the civic centre, outside the War Memorial Library, with which it was intended to make a strongly commemorative grouping. The new location would also allow more room for people to attend ANZAC Day services.<sup>12</sup> When it was moved, the eight-tonne granite monument was also strengthened with steel rods. The contractor was Construction Contracts Ltd., and the work was part of the scope of the larger Daly Street extension contract.

In 2004, the memorial had tablets added containing the names of 345 men and women who served in World War II, the Korean War and Vietnam War. Then, in 2015, as part of an upgrade of the Anzac Lawn in front of the War Memorial Library, the Memorial was shifted again, this time a short distance (15 metres) to a more prominent location in front of the library. New paving was installed around it, along with a low concrete wall with space for commemorative plaques.<sup>13</sup>

## **2.2 Construction Professionals**

Not known.

## **2.3 Sources**

See footnotes.

---

<sup>7</sup> The Cenotaph at Whitehall was unveiled in 1920

<sup>8</sup> *Evening Post*, 26 April 1923, p.9

<sup>9</sup> *Evening Post*, 29 September 1933, p.6

<sup>10</sup> *Hutt News*, 5 June 1946, p.7

<sup>11</sup> ‘Lower Hutt War Memorials’, <https://nzhistory.govt.nz/memorial/lower-hutt-war-memorials> [retrieved 3 June 2024]

<sup>12</sup> *Evening Post*, 19 March 1999, p.2

<sup>13</sup> ‘Lower Hutt War Memorials’

## **3. Physical Description**

### **3.1 Setting – Site Description**

The urban centre of Hutt City is at the west of the valley on the broad flat floodplains of Te Awakairangi / the Hutt River. The commercial core of the city is largely turned away from the river, where it shelters behind the modern stop-banks. This area is characterised by broad streets and intensive commercial development, predominantly low-rise but with sporadic tall buildings. The area is almost entirely bereft of planting, although there are intermittent views along the streets to the distant hills. The civic centre, which lies to the east of the commercial core, has a considerably contrasting character. The main civic buildings are clustered along Laings Road against a rich leafy green expanse of open parkland and gardens; the War Memorial Library is located to the south of the town hall and shrouded in trees on two sides.

Originally set within open green space at the Hutt Recreation Ground, the Lower Hutt War Memorial today occupies a thoroughly urban location at the civic core of Hutt City. It stands in open space in the middle of a wide paved plaza on the north side of the library facing the commercial centre, although screened somewhat from traffic on Queen's Drive by plantings and specimen trees. The plaza, which has the memorial at its focus, is bounded by the road to the north, an expansive lawn area on the east, the library building to the south and an elevated review platform to the west. An open shelter building is set near the road on the west corner of the lawn. The plaza is fringed by public seating and garden beds; the access ramp to the library is prominent to the south.

### **3.2 Building or Structures**

As with so many war memorial monuments of the era, the Lower Hutt War Memorial takes the form of a modest and deliberately unostentatious cenotaph-style pylon of monumental masonry, its design somewhat inspired by the form of Lutyen's well-publicised Whitehall Cenotaph. At 6m tall, its relatively modest scale is wholly appropriate to its function and its current setting, and while it stands out in the immediate landscape, it does not dominate its surroundings. Made of enduring materials and simply designed, it serves its core purpose, of appropriately memorialising the names of the dead without drawing undue attention to itself.

The memorial is made of grey granite, set on a modern stepped base of dark basalt. Rectangular in cross section and designed to be seen head-on, the memorial has a plain stepped plinth and base, one tall stone high, flanked by brass flagstaff holders, a shaft five stones high and a simple chamfered and profiled coping at the top, one stone in height. The lower third of the shaft has commemorative engravings directly into the granite – a polished central panel on each face containing the names of the dead with a woven motif etched on either side, over panels naming the theatres of war, on top of a squared meander/ Greek key motif. The front face has an abstracted rosette motif. The back of the base and its first step are fitted with engraved black granite commemorative panels.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The need to memorialise those who pay the ultimate sacrifice while at war is ingrained in New Zealand. The sheer loss of life during World War I drove this need and the story at Lower Hutt was no different from anywhere else in the country.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The memorial is linked to World War I and subsequent wars that New Zealanders fought at. The world wars in particular were among the most significant events of the 20th century.
<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: <i>High</i>
	The memorial is linked to the men from Lower Hutt who died in overseas wars and to Mayor William Strand who drove the construction of this memorial.
<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: <i>High</i>
	The memorial has always been associated with traditional commemorative events, such as those on ANZAC Day and Armistice Day.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.
<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: <i>High</i>
	The memorial has a modest design that is purposefully subservient to its purpose of respectfully memorialising the dead. It is carefully proportioned and detailed and is an interesting work of inter-war monumental masonry.

<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The memorial is constructed with standard materials and techniques of monumental masonry that remain in use to the present day.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The memorial in itself has a very high level of integrity, being little changed from when it was first erected, although its base and surrounds are completely different.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The memorial is not old in the context of Hutt City.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The memorial is a distinctive local landmark. In its present position, it forms an important commemorative grouping with the War Memorial Library.

<b>Social Values</b>	
<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: <i>High</i>
	The Lower Hutt War Memorial is special place for the Returned and Services Association and for the wider community who continue to commemorate the men and women who have served the country's armed forces, especially those who made the ultimate sacrifice.
<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: <i>High</i>
	As Lower Hutt's primary war memorial, it has always been held in high public esteem. The move to the civic centre has only enhanced its standing.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	War memorials are not rare in New Zealand but there can only be one civic memorial in Lower Hutt and this is it.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a cenotaph-style memorial with its design directly derived from the Lutyens prototype.

## 5. Place information

<i>Reference</i>	<i>H151</i>
<i>Address</i>	<i>2 Queens Drive (Civic Centre)</i>
<i>Legal description</i>	<i>Part Lot 52 DP 89</i>
<i>Extent of place</i>	<i>War memorial cenotaph</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H152 14 Mabey Road, Avalon (1922)

Avalon Hall (former Taita Hall)



14 Mabey Road (Avalon Hall), June 2024



Aerial imagery, HCC GIS Viewer, April 2024

# 1. Summary of significance

Avalon Hall is a place of great local significance as a privately-built, locally funded and managed community hall. The hall has stood since 1922 and, although the wider setting has changed a great deal, it has been run almost exactly the same way since that time. It remains in constant heavy use and is a source of great community pride.

While the hall is a modest and unpretentious building of a common type and form, it is nevertheless a prominent local landmark and has some architectural value in its straightforward symmetric form and rhythmic pattern of joinery. It stands out in the streetscape for its non-residential character, distinctive shape and large scale, and also for the open space around it that enables it to be understood much as it was when first built.

## 2. History

### 2.1 History of the place

Taita was still a relatively rural area in the first quarter of 20th century, with farmers and, particularly, market gardeners a strong presence. The expanding community felt the need for a place they could gather. Richard Bartosh, a local market gardener, called a meeting for 7 June 1922 to discuss the notion of building a hall for community use.

By the time an interim committee met two days later, over £500 had already been pledged by local families. The list of original donors, who gave between £1 and £10, shows a preponderance of farmers and growers.<sup>1</sup> Eventually, more than 160 local Hutt residents and organisations funded £700 of the £1,000 needed for the construction of the new public hall, although one newspaper report mentioned there was an additional £350 needed for furnishing the hall.<sup>2</sup> Funding the hall was made easier when local resident Job Mabey donated the land (worth £100) on the basis that fellow resident Fred Westbury would pay him £50 for the balance. Both men were elected inaugural trustees. Mabey, the son of an early settler, was born in the area in 1858. Westbury was a market gardener who arrived from England about 1900.

With the land and a significant amount of the funding secured, construction was soon underway and the Taita Hall was completed in just four months. Most of the building was constructed of heart rimu from Ohakune, but the doors, windows and sashes were salvaged from buildings erected at Trentham Military Camp during World War I. Builder Fred Kitchener, later a long-standing committee member, led a mostly voluntary group of labour in the construction work. Kitchener is also credited, in one newspaper image, as the designer of the hall.<sup>3</sup>

The Taita Public Hall was formally opened on Saturday 14 October 1922 and the residents were able to secure the Prime Minister William Massey to do the honours at what was a ticket-only affair. Some 400 people crammed into the hall. Before that took place, the hall was christened with a 'social and dance...for Taita residents and subscribers', on the previous Thursday, 12 October.<sup>4</sup>

---

<sup>1</sup> 'Taita Public Hall - Initial Donors June 1922 - £502 10s', <https://www.nzpictures.co.nz/AvalonPublicHall-1922InitialDonors.pdf> [retrieved 10 June 2024]

<sup>2</sup> *New Zealand Times*, 16 October 1922, p.4; *Evening Post*, 16 October 1922, p.8

<sup>3</sup> See <https://www.nzpictures.co.nz/APH100-FirstCommittee1923.pdf> [retrieved 10 June 2024]. The image is uncredited but is clearly sourced from a newspaper.

<sup>4</sup> *Evening Post*, 7 October 1922, p.4



The hall was immediately at the heart of the community's activities, hosting meetings, social events (dances, balls, galas), concerts, rallies, bazaars, church services and much more. The many activities the hall was put to gradually erased any debt, although there was a mortgage on the building for a number of years (it stood at £300 in 1929, although that represented a reduction of £100 from the previous year).<sup>5</sup> From the outset the hall was managed by Taita Public Hall Society (Inc.), a dedicated and diligent group of volunteers (all men initially) who guided the hall through depressions, wars and community disputes. Some of those people were still on the committee decades after it was inaugurated. The society actively sought users of the hall and regularly advertised it for hire.

During World War II the hall was taken over for the three years by the Reserve Bank to be used as a safe storage facility for the Bank's records and what was described as 'certain irreplaceable machinery'. It was felt that relatively remote Taita was safer than Wellington.

In 1948 the Lower Hutt City Council introduced a rating scheme to fund the building of community halls in the district. There was an outcry from the Taita community who had built and funded their own facility and felt their building should be exempt. Eventually, the Taita Public Hall was excluded from the scheme.

The post-war expansion of Wellington into the Hutt Valley's produce growing areas had brought new people into the area and a large increase in population. The name of the area around the hall had already been changed to Avalon and the boundaries of this newly named suburb excluded most of the state housing areas then under development in the modern suburb of Taita. The hall was renamed to reflect the name change; likewise the Society was changed to the Avalon Public Hall Society. The change also helped avert the confusion likely to arise with the opening of a new Taita Community Centre Hall.

In 1956, the hall was the venue for the golden wedding celebrations of Walter and Lottie Nash. It was also the year he marked his 25th year as an MP. Nash was a strong advocate for the Hutt and very popular with his constituents. Among the numerous users have been the Avalon Country Women's Institute, the A & P Association, Avalon Tennis Club and the Taita (later Avalon) Rugby Club. It was used as a set for episodes of the television soap *Close to Home*.<sup>6</sup>

The land and building remain owned by the same entity – the Avalon Public Hall Society. There have been changes – a supper room was added to the rear of the building sometime prior to 1951. The society celebrated the hall's centenary in 2022. Celebratory events were held on the same weekend 100 years after the hall's opening in 1922, including a historical display in the hall.

## **2.2 Construction Professionals**

Fred Kitchener, designer and builder.

## **2.3 Sources**

See footnotes.

### ***World Wide Web***

'Avalon Public Hall Centenary' <https://www.nzpictures.co.nz/AvalonPublicHall-100yrs.htm>  
[retrieved 10 June 2024]

---

<sup>5</sup> *Hutt News*, 20 June 1929, p.7

<sup>6</sup> *Dominion Post*, 6 July 2017

## **3. Physical Description**

### **3.1 Setting – Site Description**

The modern suburb of Avalon is situated on a broad expanse of flat valley floor land situated between Te Awakairangi/Hutt River and the railway line to the south-east. The setting of the suburb is open and sunny with an open northerly aspect.

It is a meticulously planned post-war residential suburb, intended to be – operating in conjunction with the nearby commercial and industrial centre of Naenae – largely self-contained and provided with a full suite of community amenities, and also to be well connected to the wider region. The overall urban form of the suburb is low-rise, dominated by single-storey housing on small lots and with few buildings over two storeys in height (the former National Film Unit building and Avalon TV Studios are the largest structures in the suburb). The streetscapes, which feature meandering streets off the main roads, are filled with mature trees which confer a sense of establishment and a pleasant leafy character to the suburb.

When the hall was constructed in 1922, a significant part of the Hutt Valley was in market gardens; its surroundings then were divided into fields with windbreaks and hedgerows, with houses dotted sporadically around the area, and the hall stood wholly on its own in this agrarian landscape. Today, the Avalon Hall is fully embedded in a closely-built residential area, surrounded by single-storey housing on three sides, with the fourth side facing the street.

The hall is a prominent local landmark, which stands out for its non-residential character and large scale, and also for the open space around it, which enables it to be seen in the round. There is a lawn area at the rear, but nearly all of the rest of the site is paved in concrete.

### **3.2 Building or Structures**

Avalon Hall is a typical community hall of its time, a modest and unpretentious structure with a plain functional design. It has a simple symmetrical extruded form centred on the major double-height volume of the hall, under a gable roof, flanked on either side with single-storey lean-to wings with mono-pitch roofs. A series of clerestory windows above the lean-tos suffuse the hall with high-level light; the shallower pitch of the lean-to roofs further emphasises the primacy of the hall space. A compact single-storey gabled projection at the street end houses the main entry, which is accessed via a ramp on the left to a side door; at the rear, a full-width single storey extension is covered under the extended lean-to roofs. The hall space, with a raised stage and coved ceiling, is the centrepiece of the plan; the wings on either side contain the kitchen, toilets, storage and ancillary spaces; an opening to the right of the proscenium leads through to the supper-room addition at the back.

The hall is constructed in timber, clad in bevel-back weatherboards (the supper room is clad in fibre-cement sheet), and finished with timber joinery, including a pair of prominent double-hung windows flanking the entry porch and distinctive 4-light over 2-light casement window at the clerestory and along the sides, with companion 1- over 2-light casements elsewhere. The roofs are clad in corrugated steel.

The exterior of the building has been lightly modified over time. The most significant change is the supper room extension at the back; other changes include the provision of ramps at the main egress points, and some local rearrangements of doors and windows as changes to the fit-outs of the wings arose. Each clerestory wall has a number of heat pump outdoor units fixed on to the face, and there are some aluminium replacement windows in the clerestory.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Avalon Hall is an excellent example of how New Zealand communities have organised to serve their needs and coalesce for a common cause; in this case to build a hall for the use of a semi-rural, somewhat disparate community.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The opening of the Avalon Hall on 14 October 1922 was a special occasion, which even attracted the attendance of the Prime Minister William Massey. Otherwise, the hall has mostly hosted a huge variety of local events, which are important on their own level.
<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: <i>High</i>
	The hall was planned, built and subsequently managed by many different people who were not particularly noteworthy in any obvious way, but who were motivated by their sense of community. To that end, the work of the Avalon Public Hall Society has been highly important to the local community since the hall opened.
<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: <i>High</i>
	Avalon Hall has been used in much the same way since its opening. It has played a huge role in the life of the community and remains its hub.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be low.

ii) <i>Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: <i>Moderate</i>
	Avalon Hall is a modest and unpretentious building, typical of community halls of its time. It has architectural value in its straightforward symmetric form and rhythmic pattern of joinery.
iii) <i>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.</i>	Level of Significance: <i>Moderate</i>
	The hall was built with materials and techniques in common use at the time, which are still well represented in the Hutt Valley. The use of second-hand joinery from Trentham Military Camp adds some interest.
iv) <i>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.</i>	Level of Significance: <i>Moderate</i>
	The hall has undergone some change but still has a moderate level of integrity.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The hall is not old in the context of the Hutt Valley.
vi) <i>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.</i>	Level of Significance: <i>High</i>
	Set in a residential street, Avalon Hall is a prominent local landmark.

<b>Social Values</b>	
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: <i>High</i>
	Avalon Hall is a place of the highest social importance for the Avalon community.
ii) <i>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: <i>High</i>
	Avalon Hall is very well-known within the local community and there is much pride in the hall's age and public ownership.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	The hall is not unique or rare, although it may be the only community-owned public hall left in Wellington.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a 1920s public hall.

## 5. Place information

<i>Reference</i>	<i>H152</i>
<i>Address</i>	<i>14 Mabey Road, Avalon</i>
<i>Legal description</i>	<i>Lot 1 DP 5919</i>
<i>Extent of place</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H153 Wainuiomata Lower Dam (1884)

Reservoir Road, Wainuiomata



View from the east, June 2024



Aerial imagery, HCC GIS Viewer, April 2024 (Wainuiomata Lower Dam identified with red star)

# 1. Summary of significance

This dam has high historic significance as the first major water supply project outside Wellington city. Its construction and the piping that connected it to Wellington set the scene for a series of ambitious schemes that have kept Wellington supplied with a reliable and high quality water supply. Like all big engineering projects, it is a testimony to the labour of hundreds of people in often difficult circumstances. The dam only operated for 27 years but it performed a crucial role in the development of the city during that period.

## 2. History

### 2.1 History of the place

Although Wellington instituted its first public water supply system in 1874 and commissioned the Karori Dam in 1878, the pace the city was growing outstripped the supply and meant that, almost immediately after the latter opened, there were significant water shortages. Water was turned off at night and fines were imposed on water wastage.<sup>1</sup> In a bid to find a way to alleviate the shortages and provide for the future growth of the city, City Engineer James Baird and civil engineer William Clark investigated the possibility of damming the Wainuiomata River and piping the water 27 kilometres to the city.<sup>2</sup>

The Wellington City Corporation asked the Government to reserve the watershed and bought a total of 3,400 hectares of land in the valley. In the meantime, the water shortage led to several fires being left to burn in the city (including at the railway station) and extensive water shortages in summer. This course of events persuaded ratepayers to back the project and their support was evident in a poll held on 20 August 1879.<sup>3</sup> The whole scheme was estimated to cost £130,000, a huge sum for the time.<sup>4</sup>

Plans were quickly prepared and various contracts let; for forming roads to the site, clearing the site, pipe laying between the dam and Wellington, tunnels, bridges, construction of the water race, among others and significant work in Wellington laying pipes. The various tasks required the involvement of many contractors, some of whom took on more than one contract.

One of the last contracts let was for an earth diversion dam in Sinclair Valley on the upper reaches of the Wainuiomata River.<sup>5</sup> On 16 March 1883, the tender of G.H. Bayliss and Co. (George and William Bayliss) for £3,991 was accepted by the Wellington City Corporation.<sup>6</sup> The low-scale dam has been described in comparison to modern dams as 'barely a dam at all';<sup>7</sup> its size may have been partly responsible for the problems that beset construction, which was highly challenging. Progress was hindered by poor access and the effects of successive floods.<sup>8</sup>

---

<sup>1</sup> Cooke, Peter 2007, *Water Supply in the Wellington Region 1867-2006*, Greater Wellington Regional Council, Wellington p.10

<sup>2</sup> Cooke, p.10

<sup>3</sup> Ibid.

<sup>4</sup> *New Zealand Mail*, 16 August 1879, p.20

<sup>5</sup> 'Contract – Wainuiomata Dam, 1883-1885', Ref: 00002:3:164, Wellington City Council Archives

<sup>6</sup> *New Zealand Times*, 21 March 1883. p.2

<sup>7</sup> Offer, Robert E. 1997, *Walls for Water: Pioneer Dam Building in New Zealand*, Dunmore Press, 1997, p.37

<sup>8</sup> Morrison, Sally 1985, *History of the Water Supply in the Wellington Region 1872-1985*, Wellington Regional Council, Wellington, p.3

Designed by the city engineer and surveyor James Baird, the dam had a concrete-face wall with an earth filling and a spillway on the left bank. It was designed as both a reservoir and a settling pond for silt. The water flowed through a 1.9 kilometre concrete headrace to a pressure-reducing well, where it dropped 18 metres and entered a 75 centimetre pipeline. The pipeline passed through two tunnels under Dick's Hill and Waiwhetu Hill to Gracefield. From Gracefield, 13 kilometres of pipeline was laid to the city.<sup>9</sup>

There were problems with bursting pipes and then, with the dam nearly finished, a fortnight of heavy rain culminated in a flood that carried away part of the dam in October 1883.<sup>10</sup> The amount of water carried by the river during flood was not anticipated by the engineer. The contractor sought more time to complete the contract, along with compensation, from the WCC. Another flood in November, and then again in January 1884, caused more damage. By this time, the dam was completed and had been handed over. The breach took months to repair. The problems with the dam gave rise to anxiety in Wellington about the on-going surety of water supply. The repairs cost £3,426.<sup>11</sup> Temporary fluming allowed water to finally flow to Wellington on 10 May 1884, but the dam was not fully repaired until later that year. Included in this was the planting of trees in the earth filling to stabilise it.<sup>12</sup>

In 1902-03 a pipe replaced the open headrace.<sup>13</sup> Inevitably, water supply could not keep pace with demand and the dam was superseded by the Morton Dam in 1911, but virtually all of the old structure still remains in situ.

## 2.2 Construction Professionals

James Daniel Baird (1840-1908)

Baird was best known, after arriving from England, for the period between 1864 and 1876 when he was engineer to the Wellington Provincial Government, finally becoming Provincial Engineer. (At one stage around 1865 he was referred to as General Government Architect – a complaint at this time was that he was also doing private architectural work.) He had a short break from the engineering work in 1869 when he set up as a surveyor, architect, land and estate agent in Greytown.

In 1878, the Wellington City Council appointed him as City Engineer and Surveyor. By 1881 he had a house in Woolcombe Street and owned various other properties around town. In 1883, he became the senior partner in Baird and Ward (Thomas Ward, engineer and surveyor). This firm advertised as architect among their other skills. In 1889, he was declared bankrupt. Around the turn of the century Baird left New Zealand to carry out civil engineering work at Menzies, Western Australia, and died there in 1908.<sup>14</sup>

## 2.3 Sources

See footnotes.

### Primary

'Contract – Wainuiomata Dam, 1883-1885', Ref: 00002:3:164, Wellington City Archives

---

<sup>9</sup> Cooke, p.10

<sup>10</sup> *New Zealand Mail*, 27 October 1883, p.12

<sup>11</sup> Cooke p.11

<sup>12</sup> *Ibid.*

<sup>13</sup> Daley, James M. 1978, *Hutt County Council Centenary 1877-1977*, Hutt County Council, Wainuiomata, p.185

<sup>14</sup> Mew, Geoff and Adrian Humphris 2014, *Raupo to Deco – Wellington Styles and Architects 1840-1940*, Steele Roberts, Wellington p.311



## **Secondary**

'Morton Dam', Souvenir Booklet, Wellington Regional Council

Cooke, Peter 2007, *Water Supply in the Wellington Region 1867-2006*, Greater Wellington Regional Council, Wellington

Daley, James M. 1978, *Hutt County Council Centenary 1877-1977*, Hutt County Council, Wainuiomata

Mew, Geoff and Adrian Humphris 2014, *Raupo to Deco – Wellington Styles and Architects 1840-1940*, Steele Roberts, Wellington p.311

Morrison, Sally 1985, *History of the Water Supply in the Wellington Region 1872-1985*, Wellington Regional Council, Wellington

Offer, Robert E. 1997, *Walls for Water: Pioneer Dam Building in New Zealand*, Dunmore Press, 1997

## **3. Physical Description**

### **3.1 Setting – Site Description**

Wainuiomata lies to the south and east of the Hutt Valley, divided by a low but steep range of hills. The modern suburb occupies a broad flat inland valley that extends a narrowed branch following the Wainuiomata awa to its outlet at the south coast near Baring Head / Ōrua-pouanui. The awa has its headwaters in the rugged hills to the east of the main valley, where three principal streams come together to form the main flow of the awa.

The Waterworks Dam is located about two kilometres downstream of the Morton Dam, in a beautiful pastoral setting that carries the awa. The hills to either side are clad in bush; further upstream, the valley is in untouched native bush, whereas downstream of the dam the true left bank stands out for its plantings of century-old exotic trees, predominantly pine and eucalyptus.

The valley contains an important collection of other water infrastructure including the Morton Dam(1911), and the mouth of the Orongorongo pipe tunnel (1926) and associated water treatment plant, which is still a major component of the Wellington region's water supply system.

There is road access up to the dam from Homedale, a suburb of Wainuiomata, via Moore's Valley Road and Reservoir Road; from the gated access point to the Morton Dam, the valley floor has a pastoral character.

### **3.2 Building or Structures**

The Waterworks Dam is an unusual structure of composite construction, being formed as an earth dam built partly along a rocky spur, with its vertical face on the upstream side lined with concrete. The dam has a curved shape in plan, with several distinct inlets. The concrete is of a fairly low grade, with prominent variations of texture over its face, areas of repair, and areas where the underlying rock has been left visible. Regularly spaced tie-rods, with S-shaped plate washers hold the concrete face to the rock and earth behind. The crest and outer face of the dam are grassed.

The dam still holds a large shallow pool of water which is steadily maturing into a wetland area. Something like half of the original height of the dam is now silted up. At the true left

bank the river runs over a wide concrete spillway that descends in several steps back to the natural bed of the river. The spillway appears to have been lowered since it would originally have been level with the crest of the dam.

There is modern fencing and a shed on the top of the dam. The immediate surroundings contain a variety of elements related to the dam, including pieces of machinery on display, and interpretation panels. The nearby ranger’s station, a house from the early 20th century, contains a small museum.

The surrounding area contains other water supply infrastructure, including the Morton Dam (superseded by the Te Marua lakes), the mouth of the Orongorongo Tunnel, which is still an important component of the region’s water supply system, and water treatment facilities.

### 4. Evaluation

*The evaluation criteria are based on those from GWRC’s Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The provision of potable water to towns and cities is a vital aspect of urban life and development. Wellington is no different in this regard. The Lower Dam is particularly important as it stands as the first example of the city going outside its boundaries to find the water it needed.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The turning on of the Wainuiomata water on 10 May 1884 was a significant event in Wellington history and the culmination of the first bid to tap water outside of the city.
<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: <i>High</i>
	The designer of the scheme, John Baird, made a significant contribution to the development of Wellington. Like many Victorian designers, he could turn his hand to many things.
<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: <i>High</i>
	The dam is a popular visitor destination for walkers and sightseers.

<b>Physical Values</b>	
<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: <i>High</i>
	The dam is a recorded archaeological site (R27/332). The place has high archaeological significance for its potential to tell us much about late 19th century dam construction.
<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: <i>Moderate</i>
	The Waterworks Dam is quite a basic structure, of concrete and earth, but it has an aged character, and it blends easily into its surroundings, so that it has some aesthetic value.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	Technological values derive from the type of dam structure, it being an unusual composite of earth and concrete construction, and also from its relatively early date.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	Although the dam has silted up, it remains much as it was when first constructed and can be considered to have a high level of physical integrity. The spillway is still functioning, although it is likely that was modified at the time of de-commissioning.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>High</i>
	The dam is relatively old within the context of Wainuiomata and one of the oldest dams in Wellington.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The shape and grass covering of the structure means the dam merges quite unobtrusively into a natural landscape. In the context of the valley, it benefits from its proximity and functional association with the Morton Dam upstream, illustrating the long history of the use of this area for water supply purposes.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is associated with the place.
<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: <i>High</i>
	The dam is a well-known feature of Moore's Valley and a prominent and much visited landscape feature that has stood since 1884.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	Mixed concrete/earth dams are relatively rare and the Wainuiomata Dam is mostly intact.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a concrete/earth dam.

## 5. Place information

<i>Reference</i>	<i>H153</i>
<i>Address</i>	<i>Reservoir Road, Wainuiomata</i>
<i>Legal description</i>	<i>Pt Section 35 Wainuiomata District</i>
<i>Extent of place</i>	<i>Wainuiomata Lower Dam structure only</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: June 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H154 612B Marine Drive, Days Bay

Days Bay Changing Shed



Days Bay Changing Shed, April 2022



Aerial imagery, HCC GIS Viewer, July 2024 (Days Bay Changing Shed indicated with red star)

# 1. Summary of significance

Days Bay Changing Shed has been a fixture on Days Bay beach since 1925. It has served many generations of beachgoers over that period, which began when Days Bay was still a major destination for day excursions from Wellington. The building is part of a wider landscape that retains significant elements from its heyday as a local tourist mecca, and is an important member of the group of surviving structures and facilities built for that purpose.

The changing shed was originally a modest utilitarian structure, a quality which it retains today. It has been significantly modified over time to keep it fit for purpose, and, while it still largely holds its original overall form, it today has only a hint of its original architectural character, largely due to the significant changes made in 2008 that have had a profound impact on its appearance and fabric.

## 2. History

### 2.1 History of the place

Along with the small number of permanent residents, the bays on the east side of Wellington Harbour were places of refuge for wealthy Wellingtonians in the late 19<sup>th</sup> century. Road access was extremely difficult, and it was really only those with the means who could get themselves there and back by private boat. In the 1890s, the development of a ferry service by James Williams between Wellington and Days Bay made the area a lot more accessible and Days Bay became a destination for Wellingtonians on day excursions.

Williams also ran group trips and, keen to cash in on a boom in interest, he bought a large amount of land at Days Bay, built a wharf to bring passengers directly to the bay and added a pavilion and amenities, including a hotel, Days Bay House, in 1903. He added sporting grounds, tennis courts and a range of fairground attractions, including a huge water slide. All of this was built on the open space in front of the remaining native bush that provided a beautiful backdrop and a place to promenade. On a nice day, thousands of people would descend on Days Bay, most of them taken there by Williams' ferries.<sup>1</sup>

Days Bay House was not a great success and in 1913, Williams sold the hotel to a private school. With the balance of the resort on the market, there was public pressure for the government or Wellington City Council to buy it. They declined and a Citizens' Committee was formed to gather donations. The government and WCC then pitched in, along with a large donation from James Williams' mother. The WCC formally purchased the property in 1914 and named it Williams Park.<sup>2</sup> When he purchased the land at Days Bay, Williams also became the owner of the beach, so, as the new owner, the WCC became its proprietor. It's not clear how this arrangement worked in practice; one report stated that the WCC was not allowed to use rates on infrastructure out of the city.<sup>3</sup> The WCC's ownership of facilities at Days Bay was a point of contention and money spent there was resented by some.

The WCC's ownership made some sense while Wellingtonians continued to visit Days Bay, which they did in large numbers. The lack of changing facilities at Days Bay was a significant issue. It was not until 1924 that the council's Reserves Committee recommended that a

---

<sup>1</sup> Beaglehole, Ann with Alison Carew, 2001, *Eastbourne – a history of the eastern bays of Wellington Harbour*, The Historical Society of Eastbourne Inc., Wellington pp.44-50

<sup>2</sup> Beaglehole, Ann with Alison Carew, 2001, p.93

<sup>3</sup> *Dominion*, 21 January 1935, p.3

'bathing pavilion' be built at Days Bay, but, for no obvious reason, only for men. The *Dominion* described the structure as planned (and built).

The design provides for one large apartment, roughly divided into four by sections of [204] back-to-back lockers (which will actually lock up). The building, which will have a frontage of about 65ft. to the beach, will have a screened entrance in the centre, and right at the entrance will be a foot bath, so that as little sand as possible will be taken into the pavilion. There is also to be a caretaker's office (where the locker keys will lie left) at the entrance. Two yards away inside will be shower baths, and then double locker sections, running lengthwise, will divide the space, into four.<sup>4</sup>

The building was almost certainly designed by the department of the City Engineer, Andrew J. Paterson. The builder was a local – S.F. Fisher of Eastbourne.<sup>5</sup> When the building opened for use on Sunday 13 December, the issue for bathers was what to do with the key of their lockers, which some solved 'by tying the keys to their wrists with a piece of twine'.<sup>6</sup> On the subject of the lack of accommodation for women bathers, one newspaper reported that 'not a few of the many hundreds of girls who were bathing on Sunday last expressed themselves very freely on the provision of a comparatively fine shed for the men, whilst there is no place for the women to dress and undress'.<sup>7</sup>

There is little information on the care of the changing sheds, but a public complaint made in 1935 suggested that it was in less than ideal condition just a decade after its construction. A women's changing shed, built in the 1930s and described as not much more than a hut, also came in for criticism.<sup>8</sup> There was more disparagement a decade later, with one correspondent describing every window broken and the wire-netting protection torn away.<sup>9</sup>

The changing sheds were part of a collection of at least five buildings constructed south of the wharf at various times. By the late 1960s, these had been reduced to two – the men's and women's changing rooms. The WCC eventually relinquished ownership of Williams Park to the Hutt City Council in 1989 as part of major reforms of local bodies undertaken that year. That brought the changing sheds under the HCC's management.

In 2008, John Mills Architects was commissioned to design major renovations to the men's changing rooms. At this point, the women's changing shed was removed and the men's was converted into a unisex facility. Mills' design included the creation of a total of eight openings on three elevations (with lockable screens) in place of former windows/vents, the removal of the porch at the front of the building and the opening up the alcove behind along with the removal and infill of the main (beach) entrance. The interior was almost completely reconfigured. The brickwork was repointed, a new roof installed, and repairs made to timber work. A new deck was built along part of the front elevation and an outside shower installed just to the north. The project won a Local Architecture Award in the Heritage Category at the 2009 Wellington Architecture Awards.

---

<sup>4</sup> *Dominion*, 8 October 1924, p.8

<sup>5</sup> *Dominion*, 2 December 1925, p.9

<sup>6</sup> *Dominion*, 15 December 1925, p.6

<sup>7</sup> *Dominion*, 2 December 1925, p.9

<sup>8</sup> *Dominion*, 21 January 1935, p.3

<sup>9</sup> *Dominion*, 6 March 1945, p.4

## 2.2 Construction Professionals

*Andrew J. Paterson, Wellington City Council City Engineer (1870-1932)*

Andrew Paterson was born in Edinburgh, Scotland. As a young man he moved to Australia where he worked as an engineer in Queensland and New South Wales. In 1905, he joined the staff of the Wellington City Council as assistant engineer. He was involved in the construction of the 'Morningside-Vogelstown road' and the extensive earthworks to create Anderson Park, completed in 1910.

In 1910, he moved to Gisborne to take up the position of Borough Engineer before returning to Wellington in 1913 as Assistant City Engineer under W.H. Morton, succeeding Morton upon his death in 1923. Paterson held the City Engineer's position for three years, resigning to form a company, British Pavements Ltd., with his brother A. Donald Paterson, an engineer based in Christchurch. He became an expert on road construction and was a consultant to the City and Suburban Highways Board. He is credited with designing the Hutt Road, described in an obituary as 'one of the finest pieces of roadwork in the Dominion'.<sup>10</sup>

## 2.3 Sources

See footnotes.

### **Newspapers**

*Evening Post*, 16 June 1932, p.13

## 3. Physical Description

### 3.1 Setting – Site Description

The modern suburb of Eastbourne occupies a lengthy narrow coastal terrace at the eastern side of Te Whanganui a Tara / Wellington harbour. The setting of the suburb is open and sunny, with an expansive outlook across the harbour to the hills in the far distance, the Hutt Valley to the north, and the harbour heads to the south. Stretched over several major bays, the suburb is bounded by the beaches and rocky promontories at the seaward side, and by the hills that divide the coast from the Wainuiomata valley on the landward side.

In built form, it is a closely-packed residential area, with development spilling up onto the hills and gullies, and, with one glaring exception, all in low-rise one- and two-storey housing. The land has considerable cover of mature trees; combined with the backdrop of bush-clad hills, this confers a verdant and well-established character to the area. Within this context, Days Bay is notable for the long run of sports grounds and playing fields and recreational spaces on the landward side of the road that provides a strong visual break from the intensive residential development of other parts of Eastbourne. The sweeping expanse of the beach complements this, reinforcing the sense of the bay being a public place with a strong recreational focus.

The changing shed is located close to the south side of the wharf, where it is set hard on the beach, with the public footpath butted up to its east elevation. It is shaded, and somewhat screened by the rank of Norfolk Pine and pohutukawa that follow the edge of the beach. It is the last of the 1920s-era structures on the seaward side of the road, the wharf having recently been completely re-built, and one of only two buildings remaining on the beach, the other being a modern 'temporary' commercial building used for recreational equipment hire.

---

<sup>10</sup> *Gisborne Times*, 17 June 1932, p.3



### 3.2 Building or Structures

In plan, the changing shed is a simple and modest single-storey rectangular box covered with a hipped roof. In elevation, it has a brick plinth on all four sides, which is cut into for the modern door openings, bevel-back weatherboard cladding (this replaced the original fibre-cement sheet cladding), timber ventilation louvres at high level on all four sides and, along the east side, timber door and window joinery. The east elevation is the most authentic, retaining its original multi-light timber windows and (largely) unaltered brick plinth, but the rest of the building has been considerably changed over time, most dramatically by the alterations of 2008.

Of these changes, the greatest impact on the appearance and visual authenticity of the building are the large new openings on three sides, which replaced the original windows with modern aluminium roller screens, and which required the brick plinth to be cut down to the deck level for access to a wholly new interior. (The interior is divided into cubicles with modern partitioning and no trace of old building fabric remains to be seen.)

A further significant alteration was the introduction of a recessed bay on centre of the seaward elevation, in place of a former entry porch, although considerably larger. There is a large modern semi-circular timber deck fronting most of the west elevation.

## 4. Evaluation

*The evaluation criteria are based on those from GWRC's Regional Policy Statement.*

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	The increasing use of beaches by swimmers and holidaymakers was a notable part of how New Zealanders of all classes made use of the greater availability of leisure time from the early 20 <sup>th</sup> century onwards.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	The building is not known to have been associated with any important 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: <i>High</i>
	The building is associated with the Wellington City Council and its city engineer, Andrew Paterson. The WCC was in the unique position of owning a former privately owned seaside resort within the boundaries of another borough and the building of the changing shed was part of its responsibility towards the users of the beach. Peripherally, the building is linked with the period of James Williams' ownership of Days Bay and the peak period of use of the destination by day excursionists from Wellington.

<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: <i>High</i>
	The Days Bay changing shed has been used by visitors to the beach since 1925. The alterations to its form show how it has been made relevant to changing times and needs.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be negligible.
<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: <i>Low</i>
	The changing shed is a modest utilitarian building. While it retains its overall original form and dimensions, its original architectural qualities have largely been lost to modifications over time, particularly the major changes of 2008.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The changing shed was built (and later altered) with materials and techniques in common use at the time, which are still well represented in the region.
<i>iv) 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.</i>	Level of Significance: <i>Low</i>
	The building has been significantly modified over time; the major changes of 2008 have substantially compromised its integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The building is not notably old in the context of Eastbourne.
<i>vi) 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.</i>	Level of Significance: <i>High</i>
	The changing shed is an important part of the group of 1920s recreational structures found at Days Bay. It is a modest local landmark, being partly screened from view by the beachfront trees.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the building.
<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: <i>High</i>
	The building has a history of use by the Days Bay community and visitors dating back to the mid-1920s. The building is recognised in interpretation for that long history.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	Seaside changing rooms of this age are not rare but they are becoming much less common as time passes.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	The building was a good example of its type but the changes made to it, particularly those of 2008, have stripped it of much of its integrity.

## 5. Place information

<i>Reference</i>	<i>H154</i>
<i>Address</i>	<i>612B Marine Drive, Days Bay</i>
<i>Legal description</i>	<i>Part Section 33 Harbour District, Road Reserve</i>
<i>Extent of place/listing</i>	<i>Days Bay Changing Shed building only</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: July 2024

**Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

*H155 25-27 Eastern Hutt Road, Taita  
Woolyarns Office and Factory*



*Office buildings, July 2024*



*The factory buildings, July 2024*



*Aerial imagery, HCC GIS Viewer, July 2024*

## **1. Summary of significance**

The 1976 Woolyarns factory and offices make up a capably-designed and architecturally successful complex of buildings. The major components are designed and articulated according to their purposes; the offices as a series of small individual units under steeply sloping roofs, setting a human scale that contrasts against the large single volume of the factory building. The buildings share a common low-key Brutalist sense of materiality in their carefully considered use of concrete, which brings a strong visual coherence to the group. Although the offices are largely invisible from the street, the factory building, which wraps around the earlier former Rola factory, has some presence.

The buildings are purpose-built structures constructed for the important but now nationally rare wool-spinning business. The achievement of Colin Wood and his family in establishing and maintaining a successful business over a lengthy period of economic headwinds is significant.

## **2. History**

### **2.1 History of the place**

The Woolyarns Office and Factory were built in 1974-1976, at a time when wool still made up a large part of New Zealand primary sector exports. Designed by noted Wellington architects Moller and Moller, the building is a celebrated example of Brutalist architecture and a testament to the success of wool spinners Woolyarns.

Woolyarns was the name given to the company founded by Colin Wood (1907-78), an émigré from Holmfirth, Yorkshire, who arrived in New Zealand in 1931, aged 24. It was the

height of the Depression and, already married to Laura (known as Violet) and with work in Leeds hard to come by, he secured a job at the Oamaru Woollen Mills and made the journey out.<sup>1</sup> On his immigration details he was described as a carding engineer.<sup>2</sup> Their first son, Peter, was born in 1934. A second son, Jim, followed 11 years later.

The Woods remained in Oamaru until 1939, at which point Colin got work at the Petone Woollen Mills and they moved north to Wellington.<sup>3</sup> In 1944, Colin left the Petone Woollen Mills and set up his own wool spinning factory. Where this factory was is not known but it reportedly burned down in 1946. That same year he set up a new company, with Tommy Wells, and they called it Wellwood.<sup>4</sup> Again, the location of their factory is not known. In 1953, Colin bought out Wells and changed the name to Woollen Industries Ltd., a name it kept for the next 24 years.<sup>5</sup>

In 1956, Peter Wood, then 22, joined the family firm following an apprenticeship at engineering firm William Cable and Co.<sup>6</sup> Jim followed him into the business in 1965. The company was expanding on the back of supplying local knitting mills. Later in the 1960s, Jim Wood began travelling to open international markets for the company's yarns, which were increasingly being developed to customer specifications.

In 1967, Colin Wood (still very engaged in the business), along with Laura Wood and son Peter, bought the first of three adjoining properties in Taita. They were part of a big block of land, previously market gardens or farmland, that had been bought by the government for the development of the suburb, intended for use for housing, education, industrial and commercial activity in allocated zones. Taita was first settled in the 1940s. It was eventually divided in two across the railway lines, with Wingate occupying the land to the east of the tracks; the Wingate railway station was opened in 1950.

The first property the Woods bought fronted Peterkin Street, which branches off from the Eastern Hutt Road. This was transferred to Wood snr and two lawyers (Ronald Baird of Wellington and Neil Gray of Whangarei) the following year.<sup>7</sup> In 1969, the Woods and Baird and Gray bought two sections off the Eastern Hutt Road that abutted the Peterkin Street property, one of which contained a factory building.<sup>8</sup>

The sections bought by Colin Wood et al were part of an industrial zone that sat between the Eastern Hutt Road and the railway. The land near the Eastern Hutt Road was purchased from the government in 1960 by Rola Company (NZ) Ltd, which was part of an international company that made speakers. Rola built the saw-tooth roofed building that still stands near the Eastern Hutt Road sometime between 1963 and 1966.<sup>9</sup> Rola was purchased by Plessey

---

<sup>1</sup> "New Zealand, Archives New Zealand, Passenger Lists, 1839-1973", , FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:QJDJ-P71G> : Sun Mar 10 02:29:58 UTC 2024), Entry for Colin Wood, 1931.

<sup>2</sup> Ibid.

<sup>3</sup> 'Woolyarns yarn manufacturing spans seven decades', <https://woolyarns.co.nz/about/history/> [retrieved 16 July 2024]

<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

<sup>6</sup> 'Death of Peter Wood of Woolyarns Ltd', <https://www.infonews.co.nz/news.cfm?id=107739> [retrieved 16 July 2024]

<sup>7</sup> CT WNF3/79, LINZ

<sup>8</sup> CT WN7C/103, LINZ

<sup>9</sup> SN1407, retolens.co.nz, taken in 1966, shows the factory completed.

(NZ) Ltd in 1966. Plessey was a British electronic, defence and telecommunications company.<sup>10</sup> After Woollen Industries acquired the property, it was split into two parcels.<sup>11</sup>

Woollen Industries added another factory to the property in the early 1970s, and then an office building, designed by architects Craig Craig Moller in 1974. In 1976, it added another factory in front of the earlier sawtooth building. These buildings housed 'offices and staff facilities, dye house, and production areas for spinning.'<sup>12</sup> In describing these buildings, the architects pointed to the company's consideration of staff welfare, so it sought 'natural light and views to the surroundings; a cafe with courtyard, and well-designed staff facilities.'<sup>13</sup>

It was these two buildings, designed in a Brutalist idiom, that won the architects an NZIA national award in 1977. Later, a glazed link building (date unknown) was erected between them. The year 1977 was also when the company changed its name to Woolyarns, to more accurately reflect the nature of its work. It also received an export award from the Trade Promotion Council. Colin Wood died in 1978.<sup>14</sup>

Woolyarns still operates from its Taita site and retains a significant footprint in the immediate area. Its greatest achievement may have been avoiding closure after the Labour government, elected in 1984, removed most import tariffs. It did this by developing more export markets and embracing specialisation.

Jim Wood died suddenly in 1992, but the company carried on under Peter Wood's management. He resisted any temptation to publicly list the company. Following his death in 2014, a family trust took over the ownership of Woolyarns. The buildings designed by Craig Craig Moller Architects still greet arrivals at the end of the entrance driveway to the Woolyarns' complex.

## **2.2 Construction Professionals**

Craig Craig Moller Architects.

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

The modern suburbs of Taita and Wingate are situated on a broad expanse of flat valley floor land, divided by the railway line. The setting of the area is open and sunny with a general northerly aspect; from the higher points, views extend across the valley floor to the western hills in the distance. Wingate is largely seen against the green backdrop of the eastern hills.

As for Naenae, Taita was meticulously planned and zoned by the Department of Housing Construction following a Garden City model. It was intended to be largely self-contained and provided with all the amenities a community would need, but also to be very well connected to the wider region. The suburb was arranged around a precinct that contains civic,

---

<sup>10</sup> 'Rola', <https://www.vintageradio.co.nz/brand/rola> [retrieved 16 July 2024]

<sup>11</sup> CT WN8A/148, LINZ

<sup>12</sup> 'Woolyarns', <https://mollerarchitects.com/project/woolyarns-factory-offices> [retrieved 16 July 2024]

<sup>13</sup> Ibid.

<sup>14</sup> 'Woolyarns yarn manufacturing spans seven decades', <https://woolyarns.co.nz/about/history/> [retrieved 16 July 2024]



commercial, and institutional functions surrounded by densely built residential areas, with an industrial area, which soon took its own identity as Wingate, situated across the east side of the railway tracks where there was space for future growth and expansion. The overall urban form of the suburb is low-rise, with few buildings over two storeys in height; all the large buildings are concentrated in the institutional and industrial areas.

The streetscapes of Wingate are strongly utilitarian in character, predominantly populated with substantial industrial sheds and warehouses, one to two storeys in height, with little vegetation in sight along the streets. There are a number of buildings still standing from the first flush of development in the 1950s and 1960s, although the majority of structures in the area are more modern. Very few of the buildings in Wingate are anything more than functional and the Woolyarns complex stands out somewhat from this context for the overt architectural quality of its buildings, as well as for the curated gardens and plantings at the main entrance.

The complex is sited on a large trapezoidal plot of flat land on Eastern Hutt Road, with the primary access to both the offices and the factory spaces via a carpark on the southern end of the site and loading bays on the main road. The factory buildings cover the great majority of the site, although only the eastern elevations of two of the factory buildings can be seen from the street, the former Rola factory building and the later Woolyarns factory, both designed to have some architectural presence in the streetscape.

### **3.2 Building or Structures**

The Woolyarns complex has three distinct visible components – the 1974 offices, which front the south end of the complex and the conjoined pair of the former Rola factory and the 1976 factory building, which bookends the earlier structure at the north and south ends, along Eastern Hutt Road.

The former Rola factory presents a largely blind elevation to the street, consisting of a long heavy single-storey red brick wall topped with a light and striking sawtooth roof with glazed wall panels and south-facing clerestories. Its strong architectural form stands out in the local streetscape.

The 1976 factory also has a strong and distinctive form enlivened by the careful use of a spare palette of cementitious materials, drawing on a characteristic *Béton Brut*<sup>15</sup>/ Brutalist aesthetic and celebrating the surface of the concrete. Its structure is a basic post and beam design of reinforced concrete with a steel trussed roof. It has long horizontal proportions in the heavy band of the roof with its rounded edges of Super Six material, contrasting against vertical panels of diagonally board-formed concrete; at the south end, a large loading bay butts up to the brick building, and beyond this and returning along the south elevation, the upper walls have panels of glazing under the roof edge to daylight the factory space beyond.

The offices at the south end span across much of the length of the factory buildings. They are two storeys high (so roughly the same height as the factory) and, characteristic of a popular architectural mode of the day, are visually subdivided into small and well-articulated units with distinctive steeply-sloping rooflines, setting a human scale that contrasts against the factory buildings. The offices carry the same Brutalist materiality as the factory building, conferring a strong visual harmony to the complex.

---

<sup>15</sup> The French term *Béton Brut* relates to the architectural expression of the materiality of concrete, via forms and surface finishes that celebrate the intrinsic nature of the material, an architectural concept and movement that took off in the 1950s and 60s. The Anglicised 'Brutalism' is inaccurately, if commonly and aptly, taken to refer to the physically brutal style of many of the buildings of the era.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Wool manufacturing, in all its various forms, has been a significant part of the New Zealand economy since the 1840s. Its influence has diminished over time and now Woolyarns is a rare survivor of the once transcendent wool spinning industry.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>High</i>
	The Wood family's achievement in building and maintaining a wool spinning business since the mid-1940s is a significant achievement. The factory has played a longstanding role in the Hutt Valley economy. The modern factory and offices were designed by well-known architects Craig Craig Moller.
<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: <i>High</i>
	As the home of Woolyarns, the complex at Taita is a place that has been used by generations of workers and visited by customers and suppliers. With the exception of Rola's brief use of one of the factory buildings, Woolyarns has been the only business that has used these buildings.
<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be negligible.

ii) <i>Architectural - the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.</i>	Level of Significance: <i>Moderate</i>
	The factory and office complex has a moderate level of architectural value; the buildings are notable for their expression of their materiality in a low-key brutalist aesthetic, and for their simple but strong forms. The incorporation of the former Rola factory within the complex adds visual variety.
iii) <i>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.</i>	Level of Significance: <i>Low</i>
	The various buildings of the complex were constructed with materials and techniques in common use at the time and which are still well represented both locally and in the wider Hutt Valley.
iv) <i>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.</i>	Level of Significance: <i>High</i>
	The main buildings of the complex have been little changed since they were constructed and are considered to have a high level of integrity.
v) <i>Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The complex is not old in the context of the Hutt Valley.
vi) <i>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.</i>	Level of Significance: <i>Moderate</i>
	The former Rola factory and the enclosing Woolyarns structures have prominence on Eastern Hutt Road, standing out amongst the parade of basic industrial sheds for their comparatively high architectural quality.

<b>Social Values</b>	
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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the buildings.
ii) <i>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: <i>Low</i>
	The buildings are tucked away in an industrial part of Taita and have no more than a minor public profile.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	The complex is rare inasmuch as it was built for and houses the last remaining wool-spinning operation in the region.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	The buildings of the complex are representative of their era of construction.

## 5. Place information

<i>Reference</i>	<i>H155</i>
<i>Address</i>	<i>25-27 Eastern Hutt Road</i>
<i>Legal description</i>	<i>Lots 1-2 Deposited Plan 31215</i>
<i>Extent of place/listing</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: July 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H156 26 Tunnel Grove, Gracefield & 3 Waiu Street, Wainuiomata (1932-34) Wainuiomata Hill Pipeline Tunnel



*The northern portal of the tunnel, July 2024*



*Aerial imagery, HCC GIS Viewer, July 2024*

# 1. Summary of significance

The attempt to build a vehicular tunnel between the Hutt Valley and Wainuiomata was a notable failure, but it is historically important as a significant remnant of the Wainui-o-Mata Development Company's ambitious housing scheme. The 330 metres of tunnel that was excavated from the Gracefield side at the height of the Depression is also a demonstration of human endeavour, albeit that it was, initially anyway, unrewarded. The tunnel was later cut through to Wainuiomata, in a much-reduced profile, and opened in 1980, has been (and still is) an important conduit of water, sewerage, communications and more. In that respect, the tunnel has fulfilled at least part of the expectations placed on it when it was planned.

The tunnel is a significant engineering achievement, both for its construction in two stages, and also for its pivotal role in the Wainuiomata water supply scheme in conveying water from the Wainuiomata awa to Wellington. The visible portions of the tunnel are architecturally modest, decorated to a minimal extent. The main northern portal was constructed to a finished state in 1932 and is notable for the flattened arch of the tunnel profile and the incised lettering in the lintel. The southern access point is no more than a utilitarian covered stair.

## 2. History

### 2.1 History of the place

Wainuiomata was a small sawmilling and farming community until well into the 20<sup>th</sup> century. From the outset, access into the valley was difficult, with one, steep, narrow, windy hill road the main way in and out. It was progressively improved and widened over the following decades but still presented a significant barrier to development of the suburb. It was not until after World War II, when the hill road was significantly improved, that new housing transformed it into a suburb.

Prior to this, an attempt was made to resolve Wainuiomata's access issues and tie it to a significant housing development. The Wainui-o-Mata Development Company was formed in 1928 to turn 1,620 hectares acres of farmland in the Wainuiomata Valley into housing. To make Wainuiomata appealing enough to potential buyers and therefore sell sections, the company proposed to build a tunnel through the hill at Waiwhetu.

Wainui-o-Mata Development Ltd contained some prominent directors, advisory board members and consultants. Andrew Fletcher, of Fletcher Construction, was chairman of the board, two local councillors, Frank Campbell (Lower Hutt) and William Gaudin (Wellington) were directors, the development advisor was the Mayor of Lower Hutt, Will Strand, and George Troup, architect and Mayor of Wellington, was a trustee for the bondholders.<sup>1</sup> The consulting engineers were the experienced partnership of Vickerman and Lancaster, who were presumably responsible for the design of the tunnel.<sup>2</sup>

With the approval of the government, the company began by calling tenders for an approach road and tunnel approaches in March 1929.<sup>3</sup> Work proper commenced in January 1932, at the height of the Depression. Excavations began at the Gracefield end of the tunnel. It was decided not to excavate from both ends because, with the tunnel oriented on a downwards incline from west to east, it allowed water that flowed into the tunnel to drain out naturally and avoided having to use pumping equipment. The tunnel was 7.85m wide and shaped in a

---

<sup>1</sup> *Dominion*, 23 May 1928, p.21

<sup>2</sup> Vickerman was an expert in tunnel construction; Lancaster was an electrical engineer, which would have been an essential aspect of the tunnel's construction if it had proceeded to its conclusion.

<sup>3</sup> *Evening Post*, 14 March 1929. p.24

distinctive flattened arch. It was intended to be wide enough to carry a footpath and a two-way carriageway.

The project was challenging; the tunnel needed to be 870 metres long (over 20% longer than the Mt Victoria tunnel) and would take a number of years to complete. Despite the challenging economic times, the company had some success in raising additional capital. However, it needed much more to keep tunnel construction going and, in early 1934, work was stopped.<sup>4</sup> Excavation had reached 330m into the hill, just over a third of the intended length and well short of the target. The Gracefield portal had by then been completed. 'Wainui-o-Mata Tunnel' was incised into the plaster over the arch.

The tunnel sat unused until World War II. In 1942, the Army levelled the floor of the tunnel, installed lighting and used it to store explosives.<sup>5</sup> This use concluded with the end of the war. Subsequent attempts to revive the tunnel project came to nothing. Post-war, the Wainui-o-Mata Development Company did go on to build many houses and helped establish the suburb.

In 1975, the Wellington Regional Water Board bought the partially completed tunnel with the intention of using it to pipe water from the Wainuiomata awa to Wellington, as part of a project to increase the capacity of the water supply. The existing, brick-lined tunnel through the Waiwhetu Hill, formed in the 1880s, was too narrow for the new pipe, which was over a metre in diameter,<sup>6</sup> and could not be bored out without decommissioning the water supply from the extant pipe. So the Board proposed to complete the construction of the abandoned road tunnel instead. The remaining 540 metres would be bored in a much smaller diameter than the original tunnel (just 2.4 metres wide). It contracted Codelfa Construction NZ Ltd to finish the tunnel. The cost was about \$650,000. Seven months after starting work, the company broke through to Waiu Street in Wainuiomata in September 1980.

Following the tunnel's completion, the 1,100mm steel water pipe was laid through the tunnel. It provides about 15% of Wellington's daily water consumption. The tunnel has also proved to be useful for housing other infrastructure; telecommunications cables and a Hutt City Council sewer pipe have also been installed in the tunnel. The old Waiwhetu tunnel is still extant but its portals have been bricked up

## 2.2 Construction Professionals

### *Vickerman and Lancaster*

Hugh Vickerman (1880-1960)

<https://www.engineeringnz.org/programmes/heritage/engineering-hall-fame/hugh-vickerman-18801960/> (Engineering New Zealand, retrieved 18 July 2024)

John Gill Lancaster (1883–1950)

<https://www.engineeringnz.org/programmes/heritage/engineering-hall-fame/john-gill-lancaster-18831950/> (Engineering New Zealand, retrieved 18 July 2024)

---

<sup>4</sup> *Hutt News*, 17 January 1934, p.7. At this point the tunnel was 320 metres excavated

<sup>5</sup> *The Post*, 23 July 2024

<sup>6</sup> Cooke, Peter 2007, *Our Water History – On Tap: Water Supply in the Wellington Region 1867-2006*, Greater Wellington Regional Council, Wellington, p.28. The old pipe was 750 millimetres in diameter.

## 2.3 Sources

See footnotes.

### Secondary

'Wainuiomata Tunnel history', Greater Wellington Regional Council, 2012, <https://www.gw.govt.nz/assets/Documents/2012/03/Wainuiomata-Tunnel-Brochure-Final.pdf>

Cooke, Peter 2007, *Our Water History – On Tap: Water Supply in the Wellington Region 1867-2006*, Greater Wellington Regional Council, Wellington

## 3. Physical Description

### 3.1 Setting – Site Description

By virtue of connecting two valleys through a steep hill, the tunnel has two settings – the most prominent in Gracefield, where the northern tunnel portal can be accessed at the end of a formed roadway, and the second in parkland at Wainuiomata, where there is little evidence of the tunnel.

The northern portal lies within the major industrial area of Gracefield, where despite the aspirational name of the place, the overall character is exceptionally prosaic and utilitarian, dominated by massive warehouses and workshop buildings. Few of the structures are of any visual interest or architectural merit. The portal occupies an elevated site in the shoulder of the hill, where it is concealed behind a complex of industrial buildings, with an open northerly outlook, and is set against a bushy background.

There is almost nothing to be seen of the southern end of the tunnel, just an isolated concrete stairwell structure at the end of a dirt access road within the thick vegetation of the bike park.

### 3.2 Building or Structures

The Wainuiomata tunnel consists of three principal components – the tunnel itself, which has two different cross sections representing each stage of its construction, the northern portal, and the southern access.

The northern portal is at the end of a long curving driveway through an industrial property at the termination of the eponymous Tunnel Grove, with the tunnel floor flush with the concrete apron in front of the portal. As it stands today, the floor of the tunnel is roughly at the level of the intended pedestrian walkway, which was elevated around 1.2m above the planned roadway. The water pipe and other pipes are buried in the floor.

The tunnel has an unusual and distinctive flattened arch profile instead of the typical parabolic or semi-circular arched profiles commonly found in road tunnels, and this defines the shape of the portal opening. This is housed within a buttressed concrete wall with a tidy off-form finish, with a relief plaque showing the date of 1932 near the top. The incised legend is prominent on the smooth-plastered lintel. The main opening is covered with two layers of steel gates and security screens. Just behind this, a modern concrete block wall fills the tunnel opening, with a further gated doorway in the centre.

Very little can be seen of the tunnel interior from the gates aside from some stepped concrete plinths on the floor, but the arch is presumed to be lined with board-formed concrete.

The southern access is within the Wainuiomata bike park, nestled into the shoulder of the hill. The tunnel itself, and all the service pipes, is completely buried at this end. The access is



reached along a broad dirt road and consists of a small reinforced concrete structure with a steel door covering a flight of steps down into the tunnel. A ventilation pump is located a few metres away.



The southern access point, July 2024.

#### 4. Evaluation

The evaluation criteria are based on those from GWRC’s Regional Policy Statement.

Historic Values	
<p><i>i) Themes – the place is associated with important themes in history or patterns of development.</i></p>	<p>Level of Significance: <i>High</i></p> <p>New Zealand’s cities expanded significantly in the early 20<sup>th</sup> century, fuelled by population growth and immigration and aided by big improvements in public and private transport. Opening up places like Wainuiomata, which was constrained by geographical obstacles, required considerable investment to make them viable, which is where the tunnel to the Hutt Valley was deemed necessary, although it was never completed to plan.</p>

<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The conclusion of the digging of the tunnel in 1934 was a notable event, but more for the fact that it concluded any attempt to improve access to Wainuiomata via this means. It is unlikely to ever be revived.
<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: <i>High</i>
	The Wainui-o-Mata Development Company's board and advisors were full of prominent professionals of the day. The consulting engineers for the tunnel, Hugh Vickerman and John Lancaster, were very successful and highly respected engineers.
<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: <i>Low</i>
	The tunnel was never used for the purpose it was intended to, but it has a vitally important role in the infrastructure of both Hutt City and Wellington.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological potential of this property is likely to be negligible.
<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: <i>Moderate</i>
	The tunnel as a whole is a simple utilitarian structure. The northern portal has modest architectural value in its form and detailing, and in the use of gently contrasting finishes.
<i>iii) 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.</i>	Level of Significance: <i>High</i>
	The tunnel is a significant engineering achievement, both in its initial construction in the 1930s and its completion in 1980, and the two sections demonstrate the tunnel building technology of two distinct eras.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The two sections of the tunnel are each largely unmodified from their construction, excepting the floor of the original section, and the whole assembly can be considered to have a relatively high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The tunnel is not old by regional standards.

<i>vi) 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.</i>	Level of Significance: <i>Low</i>
	The tunnel does not feature in the streetscapes of Gracefield or Wainuiomata. The northern portal has a modest presence in the back yard of an industrial building, but is not otherwise visible to the general public.

<b>Social Values</b>	
<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: <i>Low</i>
	No cultural group or any other group with cultural, spiritual or religious connections is known to be associated with the structure.
<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: <i>Low</i>
	The original tunnel, although a critical part of the Wainuiomata housing development scheme, was a failed project and the uses it has been put to after it was connected to Wainuiomata have not given it a very high public profile.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Moderate</i>
	This is the only tunnel between the Hutt Valley and Wainuiomata built to carry vehicles, albeit that it was never completed.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Low</i>
	The road tunnel was never completed, and the current structure is an odd hybrid of old and modern, so it is not really representative of anything.

## 5. Place information

<i>Reference</i>	<i>H156</i>
<i>Address</i>	<i>26 Tunnel Grove, Gracefield 3 Waiu Street, Wainuiomata</i>
<i>Legal description</i>	<i>Part Lot 10 Deposited Plan 6176; Part Lot 9 Deposited Plan 37 &amp; Part Section 3 Hutt District</i>
<i>Extent of place/listing</i>	<i>Extent of northern portal, tunnel and southern access point. See map.</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: July 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H165 15-17 Aurora Street, Petone

Roy Nelson House



17 Aurora Street, Petone, April 2024



Aerial imagery, HCC GIS Viewer, July 2024

# 1. Summary of significance

This cottage has historic importance on a number of levels. Most importantly, the cottage is linked directly with the Nelson / Gjersen working-class settler family, and, in particular, Roy Nelson, a notable figure in the scouting movement in Wellington. The cottage remained in the hands of one family its entire existence before it was gifted by Roy Nelson – to be preserved as an historic place – to the Petone Borough Council (now Hutt City Council) in the late 1980s. The cottage, internally and externally, is much as it was when it was last lived in. It has therefore escaped any major modernisation, which is notable – and possibly now unique – in Petone.

The cottage stands out in the local streetscape, in part for the expansive open site of the Aurora Street Reserve and the collection of mature pohutukawa, and in part for its historically authentic appearance. No. 17 is a very modest Victorian worker's cottage that remains strongly characteristic of the late 19th century, even though some changes have been made to its exterior over time. For most of its life the cottage contained just four rooms and a single fireplace, although some amenities were added over time, including a bathroom in a second lean-to late in the Nelson era.

## 2. History

### 2.1 History of the place

It is not clear when this house was built or who built it. It is most closely associated with Roy Nelson (1897-1988), a notable figure in the scouting movement in Wellington, who bequeathed his property to the Petone Borough Council.

The property was sold to John Oxenham, a publican, in 1897.<sup>1</sup> He may have built the house at that point or it could have been built by the man who brought the property two years later, Carl Nils Gjersen (c.1846-1918). Gjersen, a Norwegian immigrant from Bergen, changed his name to Charles Nelson at some point before he bought the property. He married Catherine Cullen, who was born in Kent, England in 1884. She was just 15 at the time and Rose, their first-born, arrived later that year. The couple had 11 children, several of whom died at birth or a young age.<sup>2</sup> Despite anglicising their name, many of the offspring preferred to use the Gjersen surname. The family's early movements are a bit of a mystery. They were living in Palmerston North when they married but may have moved to Wellington by 1888.

To confuse matters somewhat, the family was already living in Aurora Street by 1897.<sup>3</sup> Neither Oxenham nor Nelson took out a mortgage on the property, at least not immediately; in the case of the latter, he did finally take one out in 1910.<sup>4</sup> Charles Nelson's occupation was listed as 'fisherman' in the 1897 electoral roll, but he was mostly described as a labourer. He later hawked fruit and vegetables.

Roy Nelson (Royal Storygiert Cullen Nelson [Gjersen]) was born the year the family moved to Aurora Street - 1897. In various recollections of his childhood he implied that the house may have been built earlier - 'well back in the last century'.<sup>5</sup> However, there is no specific evidence to date the house and no documentary evidence that the family lived in Petone

---

<sup>1</sup> CT WN86/222, LINZ

<sup>2</sup> 'Carl Nils Gjersen / Catherine (Kate) Cullen, Fahey – Mulcahy Family, <https://falvey.id.au/genealogy/familygroup.php?familyID=F5960&tree=falvey> [retrieved 19 July 2024]

<sup>3</sup> Electoral Roll – Hutt District, 1897. Charles Royal (Nils Gjersen) is not listed at Aurora Street in 1896.

<sup>4</sup> CT WN86/222, LINZ

<sup>5</sup> Roy Nelson c.1982, 'The Nelson House at 17 Aurora Street, Petone', 15 Aurora Street - Arch 35551, HCC

prior to 1897. Given its basic form, it seems unlikely it was not built for the Nelsons. The house must have been one of the first in the street; Roy recalled that it sat alone in a paddock. The house was unlined, had no water supply (apart from a separate tank), no bath, no drainage and no kitchen sink.<sup>6</sup> By 1900, two parents and six children were living in two rooms. Two rooms were then added in front of the existing building. By 1910, there were 12 people living in four rooms, along with 'an old aunt who turned up with nowhere to go'.<sup>7</sup> In 1915, the Nelsons bought the property at No.15,<sup>8</sup> and erected a tent on it to help provide more sleeping space.

Roy walked to Petone Central School barefoot via a swamp in Buick Street. He left school at age 16 and got a job at the Petone Borough Council as a clerk. This did not last long and he got a variety of menial jobs before being called up to serve during World War I. After the war he trapped rabbits in the Waikato before settling down in Petone, building a house, with his brother Harold, on the adjoining property. He worked at R.L. Button and Co. (wholesale distributors based in Farish Street, Wellington) as warehouse manager for 30 years from the early 1920s. He worked at various other jobs, including at Griffins' factory, Lower Hutt, after he retired.<sup>9</sup>

Roy Nelson's great passion was scouting. He joined the scouts in his teens but the group he joined folded. In 1916, he helped form the St Augustine's Scout Group. When he returned from the war, he organised trips with his older brother Harold (formally known as Nils Harold Gjersen) to Wainuiomata that became regular events. They befriended a local woman, Mary Crowther (1869-1958), who owned a farm – Brookfield – that the scouts would stay at and do work for her in return for her hospitality. The friendship between Mary Crowther, the Nelson brothers and the scout group led to Crowther bequeathing her entire property to the Scouts. Today it is known as the Brookfield Outdoor Education Centre, on Moores Valley Road in Wainuiomata.<sup>10</sup>

He was appointed Scout Commissioner for Hutt Valley and Wairarapa in the 1930s and, later, Training Commissioner for the Hutt Valley. A great lover of nature, he joined the Royal Forest and Bird Protection Society and in 1955 was made president. He retired from the position in 1974.<sup>11</sup>

Neither Roy nor Harold ever married and they lived in the same house for the rest of their lives (Harold died in 1951). The house at no.15 had no cooking facilities and the brothers did all their cooking at no.17, which was occupied by various other members of the family. Mother Catherine lived there until her death in 1928. Various other unmarried members of the family were still living at no.17 well into the 1930s, including Eugene (1894-1958), Lyla (1899-1981), Rose (1884-1977) and Vivian (1906-1982).<sup>12</sup> By 1940, only Rose was living at no.17.<sup>13</sup>

By the time he was in his 80s, Roy Nelson was concerned about his poor financial position. He had already made an offer to the Petone Borough Council (PBC) that he would leave the

---

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> CT WN187/30, LINZ

<sup>9</sup> Unless otherwise stated, this information comes from 'Roy Nelson Reminisces', <https://falvey.id.au/genealogy/showsource.php?sourceID=S1924&tree=falvey&sitever=standard> [retrieved 19 July 2024]

<sup>10</sup> Ibid.; 'History', <https://brookfield.scouts.nz/history/> [retrieved 19 July 2024]

<sup>11</sup> Ibid.

<sup>12</sup> New Zealand Electoral Rolls, Hutt 1935

<sup>13</sup> New Zealand Electoral Rolls, Hutt 1940

property to the council, so it waived his rates for the remainder of his life.<sup>14</sup> The offer to leave the house to the PBC was made on the basis that the council would maintain the property, 'having the house either occupied or preserved as a place of historical interest'.<sup>15</sup> In 1986, the PBC confirmed that it would take up Roy Nelson's offer but that it would work out the specific arrangements with the trustees of his estate after his death.

In 1988, by which time Roy Nelson was in care, negotiations over his estate had progressed to the point where Scouts NZ agreed to take the house at 15 Aurora Street as a memorial to him and move it to Brookfield,<sup>16</sup> where it remains. (The house was not moved until 1990). Later renamed the Nelson Lounge, it still contains Nelson furniture and memorabilia.<sup>17</sup> A concrete pad at 15 Aurora Street indicates where this house was located.

The other house remained on its original site. The PBC proposed that it would be used as rental accommodation and that the tenants would look after the rest of the property, which would be a public park. Roy Nelson agreed to this several months before his death on 5 September 1988.<sup>18</sup> Conditions tying the PBC to this arrangement were placed as an encumbrance on the transfer to the council.<sup>19</sup>

By 1990, the potential purpose of the house had changed, along with the house's management (it was by then in the hands of the Hutt City Council following the amalgamation of the Petone, Lower Hutt and Eastbourne councils in 1989). It was no longer seen as suitable for habitation and it was instead proposed by the HCC that it be used by community groups. The arrangement with the Trustees (a Trust Deed between the Trustees and HCC) was changed accordingly.<sup>20</sup>

In 1993, the HCC undertook work to make the building suitable for its first lessee, the Girl Guides Association.<sup>21</sup> Photos from that time show a concrete fireplace with a steel flue on the south elevation, housing a wood-burner and wetback,<sup>22</sup> which was removed (this indicates the room had been used as a kitchen later in its life). This had replaced an earlier, likely original, brick chimney shown in old photos.<sup>23</sup> No documentation has been found to describe the work that was carried out.

Today the property is known as the Aurora Street Reserve. It is not clear if the house is still used by community groups.

## 2.2 Construction Professionals

Not known.

## 2.3 Sources

See footnotes.

---

<sup>14</sup> Town Clerk to Roy Nelson, 22 June 1984, 16570/405, 17 Aurora Street - Arch 35552, HCC Archives

<sup>15</sup> Town Clerk – file memo, 3 March 1986, 16570/405, 17 Aurora Street

<sup>16</sup> J.T.L. Pike (Trustee) to Borough Manager, PBC, 10 June 1988, 16570/405, 17 Aurora Street

<sup>17</sup> 'History', <https://brookfield.scouts.nz/history/> [retrieved 19 July 2024]

<sup>18</sup> J.T.L. Pike to Borough Manager, PBC, 4 July 1988, 16570/405, 17 Aurora Street

<sup>19</sup> Memorandum of Encumbrance, 6 October 1989, 16570/405, 17 Aurora Street

<sup>20</sup> HCC Staff Solicitor to Phillips Nicholson Barristers and Solicitors, 13 December 1990, 16570/405, 17 Aurora Street

<sup>21</sup> *Petone Herald*, 17 June 1993

<sup>22</sup> 15 Aurora Street ARCH35551, Hutt City Archives

<sup>23</sup> 17 Aurora Street ARCH35552, Hutt City Archives



## **3. Physical Description**

### **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

The general urban form of Petone is compact and low-rise, consisting of closely-packed one- and two-storey housing areas surrounding a commercial centre along Jackson Street, and flanked by industrial areas at the outer edges. The main streets are set out in a grid, offering long views in key directions to make visual connections to the harbour, hills, river, and surrounding suburbs. There are very few tall structures within the residential and commercial areas, and the general coverage of mature trees gives the majority of the area a pleasantly leafy character. The streetscapes of the residential areas are diverse in visual, architectural, and historic character, but remain, largely, reflective of the establishment and early development of the suburb through the late 19th and early 20th century; characteristically divided into small lots, the houses are, by and large, set closely together. Aurora Street is illustrative of this broader context, being predominantly populated with houses of that period, including a number of small Victorian cottages. While many of the buildings have been unsympathetically altered over time, the local streetscape still has a sense of historic character.

15-17 Aurora Street occupies a large open site near the seaward end of the street, now the Aurora Street Reserve. It stands out in the streetscape for the open space of the park, as well as for the collection of gnarled pohutukawa and other large trees around the edges of the lot. The cottage is positioned at the north-east corner of the site, close to the street, on a common line with its neighbours on either side, and hard to the north boundary, where it sits very close to a modern concrete block boundary wall. The majority of the site area is in mown lawn, with a fringe of gardens behind the modern low front fence and around the perimeter, and a dense and overgrown shrub garden around the rear of the house. A concrete pad near the south-east corner marks the site of the former no. 15.

### **3.2 Building or Structures**

No. 17 Aurora Street is a basic and humble Victorian worker's cottage of a wholly traditional form. It is notable for being largely unchanged over its long life. The main building is more or less square in plan, containing the four rooms occupied by the Nelsons, two under a lean-to roof on the west (the original cottage) and two under a steep hipped roof on the east (the early addition), and the later service spaces under a narrow lean-to extension at the west.

As a bare-bones worker's cottage, the building is designed to a functional minimum and is devoid of extraneous embellishment. It is built of timber, clad in broad rusticated weatherboards and finished with delicate timber joinery. The roof is covered in corrugated steel, with minimal eaves. The second lean-to roof marries into the slope of the original cottage roof. The front elevation is symmetrically composed with a central door flanked by a large double-hung window on either side; there are comparable windows at the back (west end) of the main lean-to. The second lean-to was added late in the Nelson era to contain a bathroom and a toilet. The modern timber window joinery suggests this work might have been carried out in the 1970s or 1980s.

Aside from the construction of the second lean-to, the later removal of the chimney, and the addition of a modern window on the south wall, the exterior of the house appears little modified from the time of its first expansion.

## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>Moderate</i>
	The Nelson home is something of a one-off – a very simple small worker's cottage that was lived in by the same working-class Petone family from just before the turn of the 20 <sup>th</sup> century through to the late 1980s.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>Low</i>
	No notable events are known to have been associated with the place.
<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: <i>High</i>
	The cottage is most closely associated with Roy Nelson, who lived there during his formative years and then went on to become a hugely influential figure in Wellington scouting and, nationally, in the Royal Forest and Bird Society. The cottage also celebrates the large Nelson (or Gjersen) family, a Norwegian / English blend who lived in the house for over 90 years.
<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: <i>High</i>
	The cottage is not thought to be greatly changed from the time it was last lived in, so it illustrates the kind of dwelling that working class people occupied in the late 19 <sup>th</sup> century and 20 <sup>th</sup> centuries. For a lengthy period, this cottage accommodated a very large number of people in what would be regarded, by modern standards, as primitive conditions.

<b>Physical Values</b>	
<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: <i>Moderate</i>
	The cottage was constructed in the late 19 <sup>th</sup> century and could potentially reveal information about European settlement from that period through archaeological investigation.

<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: <i>High</i>
	No. 17 is an intrinsically humble and basic worker's cottage. Although its design is, in essence, wholly functional, its overall form and its street elevation is carefully considered and proportioned.
<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The cottage was constructed with materials and techniques in common use at the time, which remain well-represented in Petone and the wider region.
<i>iv) 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.</i>	Level of Significance: <i>High</i>
	The exterior of the cottage remains much as it was when it was lived in by the Nelson/Gjersen family and is considered to have a high level of integrity.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The age of the cottage is not known. While it appears to date to the late 19th century, it might possibly be quite old in the context of Petone or even the wider region.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The Aurora Street Reserve stands out in the local streetscape and the cottage is a prominent feature of the reserve. It is part of a group of small Victorian worker's cottages in Aurora Street.

<b>Social Values</b>	
<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: <i>Moderate</i>
	It is likely that local scouts are at least aware of the significance of this place in the history of Wellington scouting. It will hold meaning too for those in Petone and further afield who remember Roy Nelson.
<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: <i>Moderate</i>
	As a place that was donated to the community, this property is a public asset recognised and appreciated by Petone residents who know of it.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>High</i>
	This cottage is rare, as it may be the last, or one of the last, of its kind to remain so unmodified in Petone.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	The cottage stands as a good representative example of the most basic worker's accommodation built in the Victorian era.

## 5. Place information

<i>Reference</i>	<i>H164</i>
<i>Address</i>	<i>15-17 Aurora Street, Petone</i>
<i>Legal description</i>	<i>Lot 60 Deposited Plan 393; Lot 62 Deposited Plan 393</i>
<i>Extent of place/listing</i>	<i>Legal boundaries</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: July 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*

# H158 28c Bracken Street, Memorial Park, Petone

Petone War Memorial



Petone War Memorial, July 2024



Aerial imagery, HCC GIS Viewer, July 2024

# 1. Summary of significance

Memorials to the fallen of World War I are important symbolic and commemorative structures that remind New Zealanders of the ultimate sacrifice made by so many of the men who went to fight in that war. Petone War Memorial is of high heritage significance for its role in memorialising the city's servicemen and women. The money for the memorial came from community fund raising.

Although the memorial has been moved, it has been in its current location since 1966. Its present setting offers peace and solemnity appropriate to the purpose of the memorial, and the structure sits calmly and comfortably in this setting. The memorial itself is a typical example of the common genre of soldier-atop-column war memorial, frequently used in Aotearoa New Zealand, and seen throughout the western world. Made of Coromandel granite, it was carved in Italy and shows a very high level of workmanship and monumental masonry skill.

## 2. History

### 2.1 History of the place

Like many communities across the country, Petone debated how to acknowledge the loss of its (predominantly) young men during World War I. In 1916, the country's second oldest ANZAC war memorial – a flagpole – was erected at Petone Railway Station. However, at the conclusion of the war, Petone wanted to build a formal memorial, but the form and location had to be settled on and the money found to build it.

In February 1919, the Petone Borough Council (PBC) held a meeting to discuss options for a memorial. It was only three months after armistice day, but the PBC had already indicated that it had a preference for building a monument and it offered up two locations – the intersection of Buick and Jackson Streets or the Petone Recreation Ground. A committee was established to manage the project; the chair was Mayor John McEwen. In March 1919 the committee called for proposals for the construction and erection of Memorial Monument to Fallen Soldiers, at an approximate cost of £1,000.<sup>1</sup> The following month it concluded that the Petone Recreation Ground should be the site and it sought two acres – a very large area – for that purpose.<sup>2</sup>

Fund raising began in June 1919 and by October the fund held £319. This rose to £683 by June 1920.<sup>3</sup> Although there were other concepts raised, such as a memorial hall or a triumphal arch, the Petone War Memorial Committee did not deviate from the general concept of a monument. Initially, this was to take the form of a simple granite memorial, but by 1921, the proposal had got more elaborate. In July 1922, it was reported:

After consideration of the designs and prices submitted it was decided to accept the design of the Coromandel Co., at £850, the memorial to be erected on foundations to be provided at Petone. The feature of the design selected is a sculptured New Zealand soldier, 7ft. 8in. in height, erected on a suitable base. The total height when erected will be 20ft.<sup>4</sup>

---

<sup>1</sup> *Dominion*, 28 March 1919, p.9

<sup>2</sup> *Evening Post*, 1 April 1919, p.6

<sup>3</sup> *Evening Post*, 16 June 1920, p.6

<sup>4</sup> *Dominion*, 22 July 1921, p.5

Both the foundation stone and sculpture were to be formed from Coromandel granite, while the base was to be concrete. The Coromandel Company (or Coromandel Granite Company) was formed to 'exploit a certain granite quarry at Coromandel'. The soldier is understood to have been carved in Italy<sup>5</sup> (it was common to commission sculpted figures for war memorials from Italy). In the end, the soldier was carved at life size.

Despite the committee's initial determination that the memorial would go in the Petone Recreation Ground, the report quoted above (July 1921) carefully avoided saying where the memorial would be sited. In fact, the Mayor stated in mid-September that a site in Buick Street had been chosen.<sup>6</sup> This very quickly changed and by early November, while it sought the names of veterans to put on the memorial, the committee confirmed that the ground was to be the site.<sup>7</sup>

It was located just inside the main (Buick Street) gates of the ground. The foundation stone was laid on 12 November 1921 and the memorial was completed late in 1921 or early 1922. It was unveiled on ANZAC Day 1922 by Mayor McEwen. The soldier was oriented to face the harbour, where the soldiers left from. The fund had an additional £200 in hand and the committee proposed beautifying the immediate surrounds of the memorial.<sup>8</sup> An image taken in 1924 shows a rockery and plantings around the memorial.<sup>9</sup>

The memorial stood on its chosen site until 1966. Over that time it was the location for many ANZAC Day ceremonies and other commemorative events. In 1960, a Garden of Remembrance was established at Petone Memorial Park, as a memorial to the soldiers who died during World War II.<sup>10</sup> In the light of that, moving the World War I memorial to the same site made some sense. The Garden of Remembrance is the enduring home of Petone's ANZAC Day services.

## **2.2 Construction Professionals**

Coromandel Granite Company

## **2.3 Sources**

See footnotes.

# **3. Physical Description**

## **3.1 Setting – Site Description**

Petone occupies a wedge of the wide flat river plain at the north end of Te Whanganui a Tara / Wellington harbour. It is bounded by the long sweeping beach at the south, the hills to the north and west, which host the suburbs of Korokoro and Maungaraki, and by Te Awakairangi / the Hutt River to the east. The setting of the suburb is sunny, open, and expansive with views extending out to the ocean and the upper reaches of the valley.

---

<sup>5</sup> 'Petone World War I Memorial', <https://huttcitylibraries.co.nz/2017/05/18/petone-world-war-i-memorial/> [retrieved 17 July 2024]

<sup>6</sup> *New Zealand Times*, 13 September 1921, p.4

<sup>7</sup> *Evening Post*, 3 December 1921, p.9

<sup>8</sup> *New Zealand Times*, 26 April 1922, p.10

<sup>9</sup> S.C. Smith Collection, 1/2-048302-G, ATL

<sup>10</sup> 'Petone World War I Memorial' – Heritage at Hutt City Libraries, <https://huttcitylibraries.co.nz/2017/05/18/petone-world-war-i-memorial/>, [retrieved 18 June 2024]

The Petone Memorial Park is set at the eastern edge of the suburb at the end of a residential street, separated from Te Awakairangi by the open playing fields of Sladden Park. A small stream runs along the western boundary of the park; the northern edge is bounded by a school facility, backgrounded by the four-storey bulk of the Bob Scott Retirement Village buildings, and the east and south sides by the access roads to Sladden Park, with the open green expanses of the playing fields running out to the awa beyond. There is a large open carpark area immediately to the west of the stream.

The immediate site of the memorial occupies the north-west corner of the Memorial Park and is roughly triangular in form. It is bounded by a small stream to the west, maturing trees on the northern boundary against neighbouring properties, and by the open space of the parklands to the east and south. The site is predominantly open lawn, sheltered by the many mature trees around the stream, which serve to screen it from the surrounding buildings, and blends out into the formal structured landscape of the memorial gardens to the east. The memorial is set on an open lawn in the centre of this triangle, flanked by a steel ceremonial flagpole to the west.

The quiet and relatively cloistered setting of the memorial today stands in stark contrast to its original exposed and very public situation within the open green space of the Petone Recreation Ground near the Buick Street gates.

### **3.2 Building or Structures**

The memorial takes the very common form of a soldier at ease atop a pylon. Approximately 5.4m tall overall, it has a scale appropriate to its function and its present setting; while it has a strong presence on its immediate site it is not overly visually dominant within the wider garden area.

The memorial has a simple square plan form, sitting on a modern stepped concrete plinth with a smooth-plastered finish. The design is characteristic of the genre. It has a heavy base, stepped into four main tiers and slightly tapered in elevation, extending roughly 1.8m above the top step. This is surmounted by a temple-like architectural element of similar scale, which consists of a square central core in the background and slender freestanding Romanesque-type columns at each corner in the foreground, supporting a cruciform entablature with a small gabled pediment on each face. The soldier figure, more or less life-size, is set above this on a small plinth.

The statue and the main body of the memorial is carved from Coromandel granite<sup>11</sup>. This is a quartz diorite rather than a true granite (differing in composition, although similarly hard and durable); the stone has a distinctive greenish hue and is characteristically left with a slightly rough surface texture in building applications, rather than polished. The memorial inscriptions are incised into plaques of polished black granite attached around the base of the structure.

---

<sup>11</sup> This stone was quarried in the Coromandel from around 1900 through to the early 1980s and found use in prominent settings including Parliament, the Auckland War Memorial Museum, numerous major commercial buildings, and many monuments.



## 4. Evaluation

The evaluation criteria are based on those from GWRC's Regional Policy Statement.

<b>Historic Values</b>	
<i>i) Themes – the place is associated with important themes in history or patterns of development.</i>	Level of Significance: <i>High</i>
	Like many other towns and cities across New Zealand, Petone felt the need to memorialise those who paid the ultimate sacrifice during World War I. Driven by the sheer scale of the loss of life, Petone's community was no different in this regard from anywhere else in the country.
<i>ii) Events – the place has an association with an important event or events in local, regional, or national history.</i>	Level of Significance: <i>High</i>
	The memorial is linked to World War I and to subsequent wars that New Zealanders fought at. The world wars in particular were among the most significant events of the 20th century.
<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: <i>High</i>
	The memorial is linked to the men from Petone who died in overseas wars and to Mayor John McEwen who steered the construction of this memorial.
<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: <i>High</i>
	The memorial has always been associated with traditional commemorative events, such as those on ANZAC Day and Armistice Day.

<b>Physical Values</b>	
<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: <i>Low</i>
	The archaeological value of the place is likely to be low.
<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: <i>Moderate</i>
	The memorial has a modest design, apt to its purpose of respectfully memorialising the dead. It is a good example of a common kind of memorial monumental masonry of the inter-war period.

<i>iii) 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.</i>	Level of Significance: <i>Low</i>
	The memorial is constructed with materials and techniques in common use in monumental masonry at the time, and which are still in use today. It illustrates a high quality of workmanship.
<i>iv) 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.</i>	Level of Significance: <i>Moderate</i>
	The place has a relatively high level of physical integrity relating to its relocation in 1966 but is obviously divorced from its original setting.
<i>v) Age - the place is particularly old in the context of human occupation of the Wellington region.</i>	Level of Significance: <i>Low</i>
	The memorial is not old in the context of Petone.
<i>vi) 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.</i>	Level of Significance: <i>Moderate</i>
	The memorial enjoys an appropriately calm and reflective setting in a commemorative park, and it has a presence in that landscape. It is part of a group of a number of war memorials in the Hutt Valley.

<b>Social Values</b>	
<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: <i>High</i>
	The Petone War Memorial is special place for the Returned and Services Association and for the wider community who continue to commemorate the men and women who have served the country's armed forces, especially those who made the ultimate sacrifice.
<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: <i>High</i>
	As the Petone War Memorial, it has always been held in high public esteem. Its location in the memorial garden at Bracken Street is somewhat out of the way but the setting itself is suitably dignified and picturesque.

<b>Rarity</b>	
<i>i) Rarity - the place is unique or rare within the district or region.</i>	Level of Significance: <i>Low</i>
	War memorials are not rare, regionally or nationally, and Petone has two, both of which are important in their own right.

<b>Representativeness</b>	
<i>i) Representativeness - the place is a good example of its type, era or class it represents.</i>	Level of Significance: <i>Moderate</i>
	This is a good example of a soldier statue memorial, which is a relatively common style of World War I memorials.

## 5. Place information

<i>Reference</i>	<i>H158</i>
<i>Address</i>	<i>28c Bracken Street, Petone</i>
<i>Legal description</i>	<i>Section 1 Survey Office Plan 328257</i>
<i>Extent of place/listing</i>	<i>See map</i>
<i>HNZPT List</i>	<i>Not listed</i>

Report dated: July 2024

### **Note:**

*This assessment contains a concise summary of the history and physical features of the place and its heritage significance. It is not a detailed assessment of all of the place's heritage values and may not capture all aspects of heritage significance.*

*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.*